

# PHILLIPS & STILL

Popes Folly, Brighton

Guide Price £270,000 - £275,000



- A delightful two bedroom end of terraced freehold house
- Garden
- No onward chain
- Perfect home or investment purchase
- Popular location close to Brighton universities

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## 4 Popes Folly, Brighton, BN2 4AN



This quirky 2 bedroom end of terrace house is perfect for first time buyers. The house is in good decorative order throughout. The living room is a spacious family room with oak flooring, wood burning stove and a delightful bay window with double glazing. On the ground floor you also have a fitted kitchen and bathroom. Moving to the first floor is where you will find both of the bedrooms. Outside you have a delightful and secluded garden perfect for those summer BBQ'S.

It's perfectly located on a quiet little road with unrestricted on street parking. The house is situated overlooking Saunders Park and is just round the corner from Lewes Road with all it's shops, pubs, restaurants and major bus routes. The North Laine and centre of Brighton is just a 20 minute walk away and, if you're going further afield, London Road Station and Brighton station are close by. The property is being sold with no onward chain!



## Accommodation

### GROUND FLOOR

#### RECEPTION ROOM

16' 3" x 9' 9" (4.95m x 2.97m)

#### KITCHEN

8' 0" x 6' 2" (2.44m x 1.88m)

#### BATHROOM

### FIRST FLOOR

#### BEDROOM

10' 5" x 9' 8" (3.18m x 2.95m)

#### BEDROOM

16' 3" x 6' 2" (4.95m x 1.88m)

### OUTSIDE

#### PRIVATE AND SECLUDED FRONT GARDEN

16' 9" x 12' 8" (5.11m x 3.86m)

## Popes Folly, Brighton, BN2 4AN

Approximate Gross Internal Area = 53.8 sq m / 577 sq ft

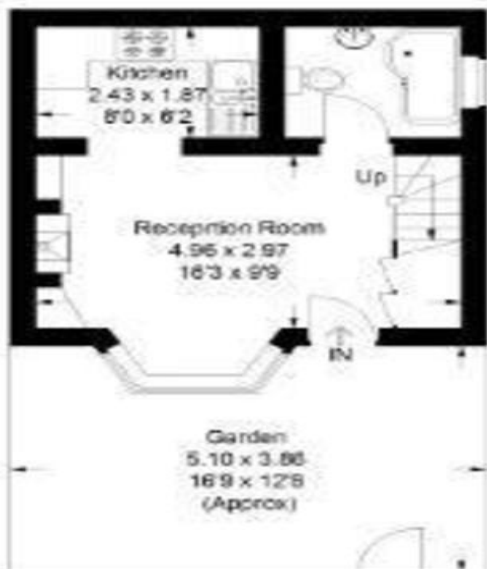
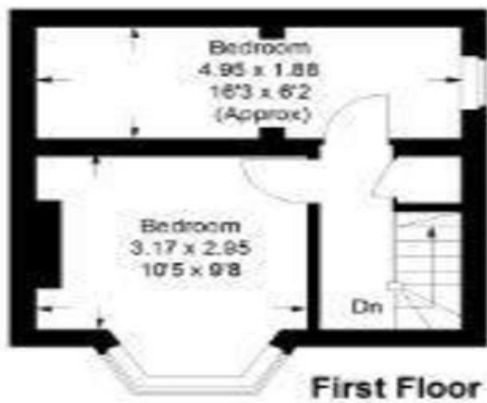
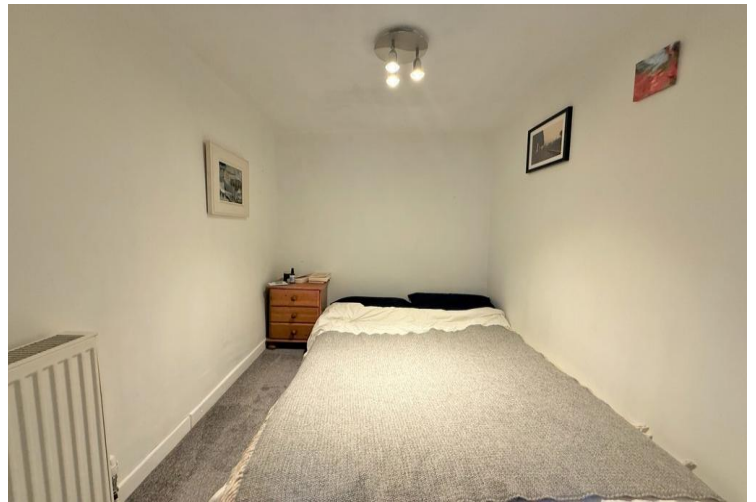


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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