

New England Road, Brighton

£300,000



- A beautifully presented two-bedroom lower ground floor flat
- Open plan lounge/kitchen/diner
- Stylish modern fitted wet room and kitchen
- Delightful decked rear patio garden
- No onward chain

Basement Flat, 18a New England Road, Brighton, BN1 3TU



This beautifully presented two-bedroom lower ground floor flat is situated in the vibrant Seven Dials area of Brighton, offering an ideal blend of convenience and charm. It is perfectly positioned near a plethora of local amenities and is just a short walk from Brighton's mainline station, making it an excellent choice for commuters.

The property itself has spacious double bedrooms, providing ample space for relaxation and personalization. A stunning open-plan kitchen, lounge, and dining room that creates a bright and inviting atmosphere, perfect for entertaining or cosy nights in. A modern, stylish fitted wet room that combines functionality with contemporary design, ensuring a luxurious bathing experience.

A delightful decked rear patio, ideal for enjoying the outdoors, whether for morning coffee or evening gatherings.

The property is in excellent decorative order, allowing for immediate move-in with minimal need for renovations or updates. Being sold with no onward chain, streamlining the purchasing process and making it an attractive option for first-time buyers or investors looking for a property that requires little to no work.



Lowest Ground Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



Total area: approx. 44.5 sq. metres (479.5 sq. feet)

Accommodation

LOWER GROUND FLOOR

ENTRANCE HALL

BEDROOM

8' 8" x 12' 2" (2.64m x 3.71m)

WET ROOM

OPEN PLAN

LOUNGE/KITCHEN/DINER

15' 2" x 15' 11" (4.62m x 4.85m)

BEDROOM

11' 11" x 8' 4" (3.63m x 2.54m)

OUTSIDE

DECKED REAR PATIO GARDEN





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 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.

AWAITING EPC

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

Directions

For directions to this property please contact us.

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