

# PHILLIPS & STILL

Stafford Road, Brighton    Guide Price of £195,000 - £205,000



- A Fantastic Top Floor Converted Flat
- One Double Bedroom
- Open Plan Lounge / Diner & Modern Fitted Kitchen
- Share Of Freehold
- No Onward Chain

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)

## Flat 5, 28 Stafford Road, Brighton, BN1 5PF



Here we have a flat fit for a multitude of purposes! It will make a brilliant first home, a reliable buy to let investment or a wonderful second / holiday property within easy reach of the hustle & bustle of Brighton City life. Situated just moments from vibrant Seven Dials, you are also within a short stroll of Brighton mainline railway station with its' direct links to London and Gatwick it is the perfect location for anyone who commutes.

Internally the flat has a light & conventional layout with accommodation comprising of entrance hall, lounge / diner with a modern fitted kitchen area, a double bedroom and bathroom. The flat also benefits from a share of the Freehold.

If you're looking to fully experience that cosmopolitan lifestyle that Brighton is so well known for then this is the place for you! Bus services and a vast array of local shops & amenities are on your doorstep including trendy coffee shops, brunch hotspots, gastro pubs, supermarkets, hairdressers, delicatessens, cafes, a bakery and lots more are a short





Picture this...

INSERT TEXT

## Accommodation

walk away in Seven Dials so you really do have everything on your door step here! If you're feeling more adventurous then why not hop onto a bus into the City centre for some shopping at Churchill Square or an explore along our famous seafront!

### SECOND / TOP FLOOR

#### ENTRANCE HALL


OPEN PLAN LOUNGE / DINER  
18' 8" x 13' 11" (5.69m x 4.24m)  
MODERN FITTED KITCHEN

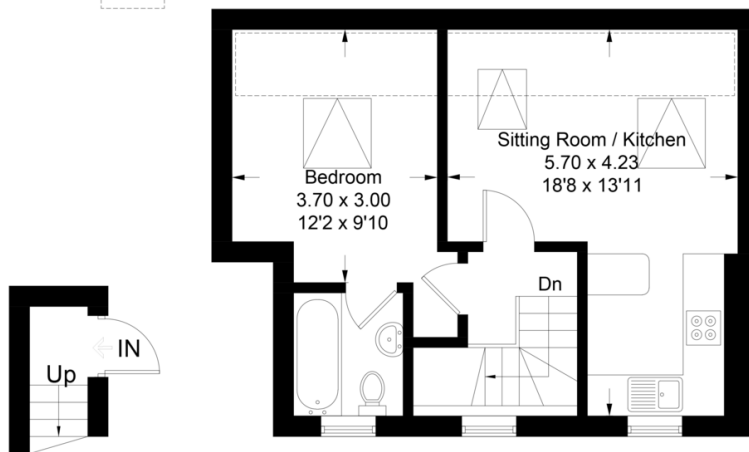
DOUBLE BEDROOM  
12' 2" x 9' 10" (3.71m x 3m)  
BATHROOM

### Stafford Road, Brighton BN1 5PF

Approximate Gross Internal Area = 40.9 sq m / 440 sq ft



 = Reduced headroom below 1.5m / 5'0



### First Floor      Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2023





## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		

## 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**  
**01273 771111**

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