

# PHILLIPS & STILL

Upper Lewes Road, Brighton

Guide Price of £200,000 - £210,000



- A delightful one bedroom apartment
- Allocated rear parking space
- Perfect first home or investment purchase
- No onward chain
- Good decorative order

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## Flat 6, The Lodge, 18-19 Upper Lewes Road, Brighton, BN2 3FJ



This charming one-bedroom ground floor apartment in a sought-after area of Brighton offers a perfect blend of comfort and convenience. The property is in excellent decorative order, featuring a modern fitted kitchen and a stylish bathroom. The bright and airy lounge provides ample space for a dining table, making it ideal for entertaining.

Included with the apartment is an allocated parking space at the rear, ensuring hassle-free parking. The property is offered with no onward chain, simplifying the buying process. Its prime location is just a short walk from London Road and Brighton mainline station, providing easy access to transport links, as well as a variety of local amenities.

This apartment is perfect for first-time buyers or those looking for a cozy retreat in the heart of Brighton.



## Accommodation

### RAISED GROUND FLOOR

#### LIVING ROOM

12' 7" x 12' 10" (3.84m x 3.91m)

#### KITCHEN

12' 7" x 5' 4" (3.84m x 1.63m)

#### BEDROOM

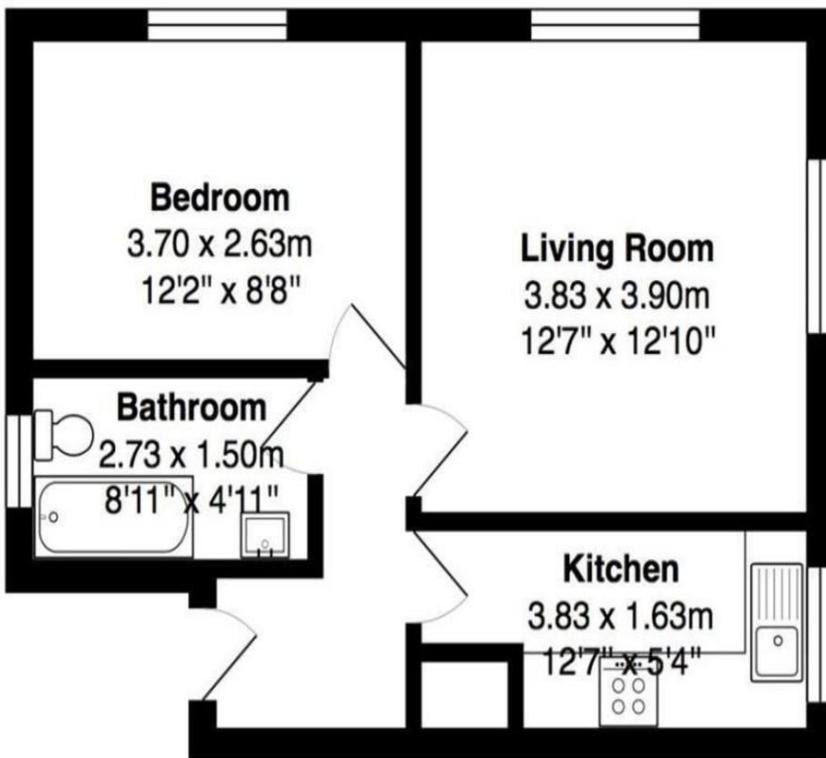
12' 2" x 8' 8" (3.71m x 2.64m)

#### BATHROOM

8' 11" x 4' 11" (2.72m x 1.5m)

### OUTSIDE

ALLOCATED PARKING SPACE



**Raised Ground Floor**  
Area: 41.2 m<sup>2</sup> ... 443 ft<sup>2</sup>





## 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		
69-80	C		75 C
55-68	D		
39-54	E	46 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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