

# PHILLIPS & STILL



- A Truly Amazing Second Floor Three Bedroom Maisonette
- Set In A Very Unique And Fantastic Victorian Building
- Extremely Good Size Open Plan Living Space
- Ground Communal Entrance Hall And Concierge Service
- No Onward Chain

Richmond Terrace, Brighton, BN2 9SY

Guide Price £575,000 to £600,000

Old College House has got to be this city's most stand out Victorian building. This fantastic and unique property is situated over two floors and is in excellent condition throughout. We may as well call it the 'Wow factor apartment.'





## Property Description

Amazing! That is the best word to describe this unique and wonderful property. Old College House stands out from its leafy surroundings and is an impressive Victorian monument. The historic building was converted into a luxury city apartment in 2004 and has the benefit of an attendant concierge. The stylish second floor maisonette offers very private, sophisticated and secure living in the heart of Brighton. On entering the building, there is a feeling of space and grandeur with stained glass windows, tiled floors, exposed marble and sweeping stone staircase.

The apartment itself is in excellent and yet fashionable condition throughout. The large open plan living space is flooded with light and has very tall ceilings which give the ideal space for entertaining. The kitchen comes complete with a variety of appliances and you can join in the discussions with your dinner guests or family whilst you cook. Queues for the bathroom will be a thing of the past as there is one on the ground floor and an en-suite shower off the master bedroom. The main staircase leads from the entrance hall to the mezzanine level. On this floor, you can truly appreciate the splendour of the building with views into the buildings beautiful communal gardens which are at your disposal but also your open plan living space. There are also three good size double bedrooms with plenty of storage and wardrobe space, as well as some exposed wooden beams which bring out some real character in the property.



This charming and special building is located across from the level which has been recently benefited from a massive regeneration project. The re-landscaped park now also includes a café and an exhibition room. The bustling streets of the North Laines are on your door step with its unique shops, cafes, restaurants and bars. Brighton mainline railway station is under a mile away making this ideal either for nipping into the city or a London commuter.



## Accommodation

### SECOND FLOOR

### GROUND LEVEL

### ENTRANCE HALL

OPEN PLAN LIVING AREA  
35' 10" x 21' 6" (10.92m x 6.55m)

### SHOWER ROOM

### UPPER LEVEL

### LANDING

MAIN BEDROOM  
17' 9" x 13' 5" (5.41m x 4.09m)

### WALK IN WARDROBE

EN-SUITE BATHROOM  
11' 5" x 5' 10" (3.48m x 1.78m)

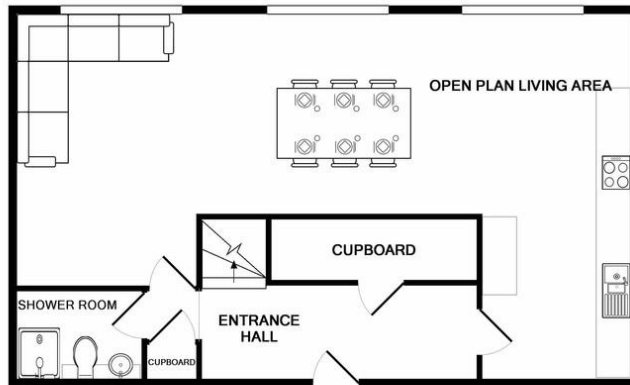
BEDROOM TWO  
11' 9" x 9' 3" (3.58m x 2.82m)

BEDROOM THREE  
22' 3" x 9' 10" (6.78m x 3m)

### OUTSIDE

### COMMUNAL GARDENS





GROUND FLOOR  
APPROX. FLOOR  
AREA 769 SQ.FT.  
(71.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 803 SQ.FT.  
(74.6 SQ.M.)

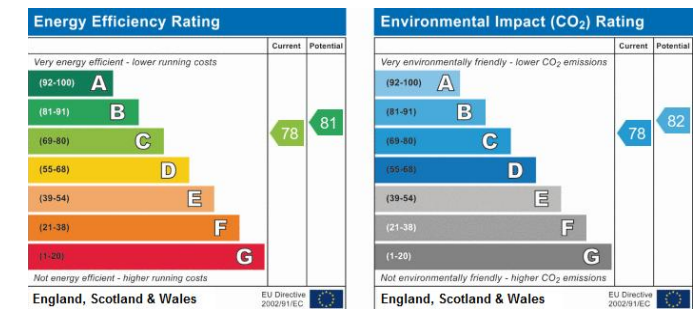
TOTAL APPROX. FLOOR AREA 1572 SQ.FT. (146.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Picture this...

What a perfect home to come and relax in for the weekend...Everything is literally on your doorstep including a wide range of shops, bars, restaurants and many local attractions.

You can really soak up Brighton's cosmopolitan atmosphere as living here so why not take a short walk down to Brighton's famous seafront when you can enjoy the beautiful views and sunsets this City has to offer.



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112 Western Road  
Brighton  
East Sussex  
BN1 2AB

www.phillipsandstill.co.uk  
01273 771111  
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm  
Sat-Sun: 9am - 4pm

