

PHILLIPS & STILL

Old Shoreham Road, Brighton

£185,000



- A Spacious Lower Ground Floor Studio Property
- Large Bay Fronted Studio Room
- Separate Kitchen
- Private Rear Garden
- Sought After Seven Dials Location

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Old Shoreham Road, Brighton, BN1 5DQ



This spacious lower ground floor studio conversion is located in one of Brighton's most popular locations within the vibrant Seven Dials district. Brighton mainline railway station is just a short walk away making this a perfect spot for who commutes to Gatwick / London Victoria. 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!

Accessed via its' own private entrance, accommodation comprises of entrance hall, bathroom, a separate kitchen and the large bay fronted studio room where you have ample space for lounge, dining and sleeping areas. Outside to the rear is your own private garden area which is a lovely space to have for a little al fresco dining or a spot of sunbathing!

Other benefits of this fantastic property include a renewed lease, no onward chain & it will make the perfect first time buy, investment property or second / holiday home! Living here will be really exciting and you will be certain of experiencing Brighton & Hove's cosmopolitan lifestyle to the full!



Picture this...

Never has having your own private outside space been more important and what an idyllic outside space you have here! Imagine coming home after a long day and relaxing in the evening sun with a cold glass of something, what better way is there to switch off!

Alternatively, if you're feeling a bit more adventurous, then a huge choice of food, drinks and entertainment are all within a few steps of your front door!

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Approximate Gross Internal Area = 36.3 sq m / 391 sq ft

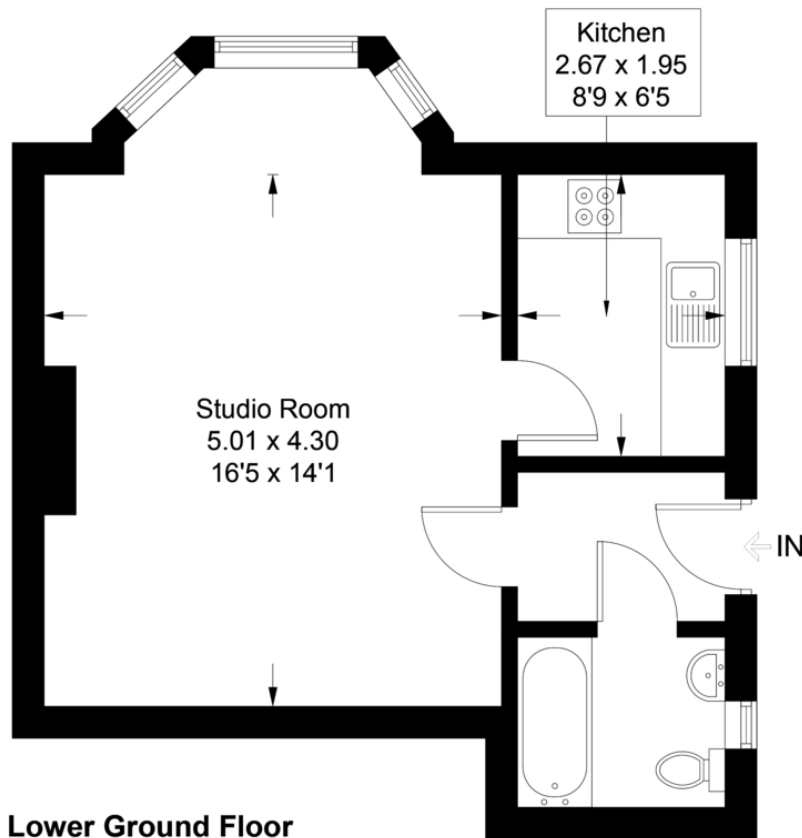


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2020

Accommodation

LOWER GROUND FLOOR

ENTRANCE HALL

LARGE BAY FRONTED
STUDIO ROOM
16' 5" x 14' 1" (5m x 4.29m)

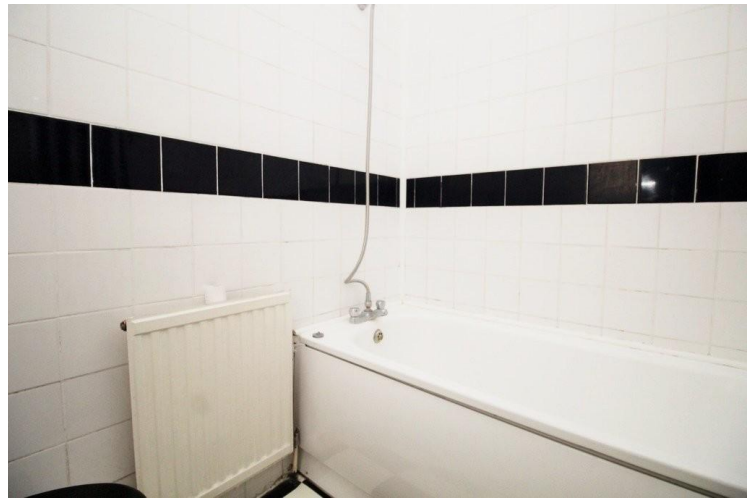
SEPARATE KITCHEN
8' 9" x 6' 5" (2.67m x 1.96m)

BATHROOM

OUTSIDE

PRIVATE REAR GARDEN

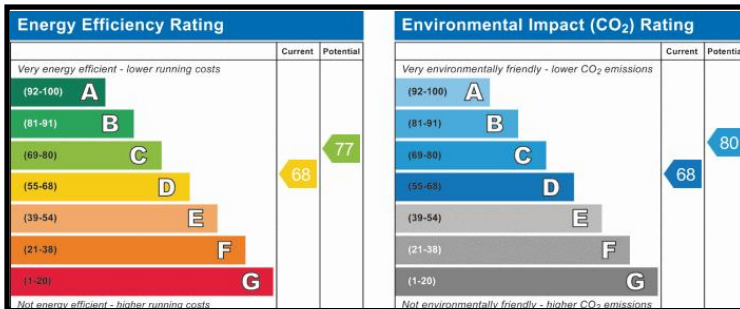




What to do next

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.



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.

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.

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