



PHILLIPS & STILL

BREAD STREET, BRIGHTON  
ASKING PRICE OF £105,000







A nicely presented one bedroom floor flat in this popular block for people aged 60 and over. Located in the heart of The North Laine conservation area in central Brighton. All the delights of the eclectic North Laine are on the proverbial door step. The seafront, railway station, shopping/entertainment venues, cafes, restaurants, theatres, gyms and supermarkets are all within walking distance

As you enter to the hallway there is a storage cupboard and doors to the shower room, double bedroom with built in wardrobes and generous lounge. the kitchen area is situated at the end of the lounge.

Residents benefit from communal facilities including; a residents lounge, communal first come first serve parking, a laundry room, a guest suite and a superb spacious roof terrace with a sunny aspect and having rooftop views of Brighton.

### GROUND FLOOR

#### ENTRANCE HALL

#### BEDROOM

14' 4" x 8' 10" (4.37m x 2.69m)

#### LOUNGE

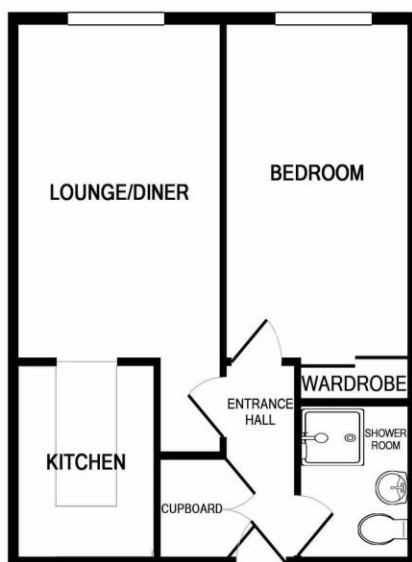
17' 6" x 9' 10" (5.33m x 3m)

#### KITCHEN

7' 11" x 6' 10" (2.41m x 2.08m)

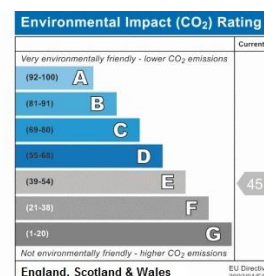
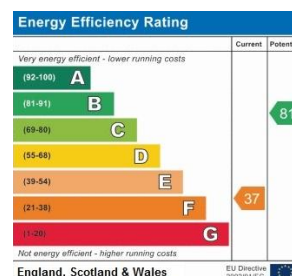
#### BATHROOM

COMMUNAL LOUNGE FOR RESIDENTS  
COMMUNAL ROOF TERRACE  
NON ALLOCATED COMMUNAL PARKING



TOTAL APPROX. FLOOR AREA 394 SQ.FT. (36.6 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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