

PHILLIPS & STILL

Campbell Road, Brighton

Asking Price £465,000



- Exceptional three bedroom maisonette
- Central Brighton Location close to Brighton station
- Private Entrance
- Westerly Facing Garden
- Share Of Freehold

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Campbell Road, Brighton, BN1 4QD



Located in a highly sought after location close to Brighton city centre, an exceptional three bedroom maisonette over the upper floors of a well-maintained building. The property features a split-level westerly facing patio garden. Brighton Train Station and the open spaces of Preston Park are close by.

The property offers versatile living accommodation over the upper three floors of a substantial period building. Private entrance leads to entrance hallway and turning staircase to upper floors. On the ground floor accommodation comprises of reception room with bay window to the front. Second reception/dining room through the hallway. Contemporary custom built kitchen with integral appliances and range of units. To the rear of the ground level is a south westerly facing garden.

Fitted contemporary bathroom with tiling. Bright & airy two double bedrooms. Turning staircase to upper floor double bedroom with an en-suite bathroom, including full-size bath and shower attachment and large velux window with far reaching views over Brighton.

The property is moments from the recently redeveloped Open Market and London Road/Preston Circus area which offer numerous restaurants and a vibrant foodie scene. The famous Brighton Laines & beach are within walking distance, as is Brighton mainline station with a direct link to Victoria accessible in less than one hour, perfect for commuters.



Picture this...

Just imagine walking out of your front door and sauntering into the centre of town, where you can enjoy the buzz and entertainment that Brighton & Hove has to offer.

There you will find a wide range of bars, restaurants and shops available, so why not soak up the cosmopolitan atmosphere and go on an adventure!



Total area: approx. 95.1 sq. metres (1023.1 sq. feet)

Accommodation

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

13' 7 into bay" x 11' 2 Max" (4.14m x 3.4m)

DINING ROOM

11' 9" x 9' 2 Max" (3.58m x 2.79m)

KITCHEN

12' 2" x 7' 7" (3.71m x 2.31m)

FIRST FLOOR

BEDROOM THREE

11' 9" x 9' 4 Max" (3.58m x 2.84m)

BEDROOM TWO

13' 8 into bay" x 9' 4" (4.17m x 2.84m)

BATHROOM

SECOND FLOOR

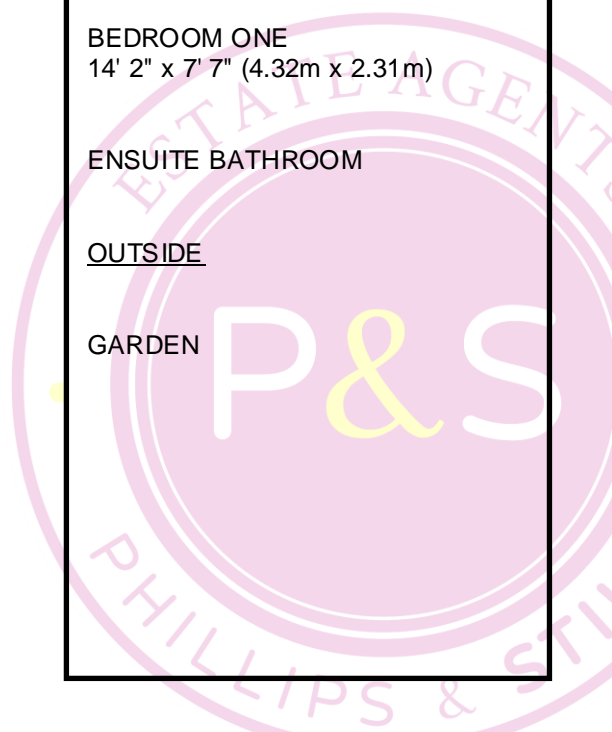
BEDROOM ONE

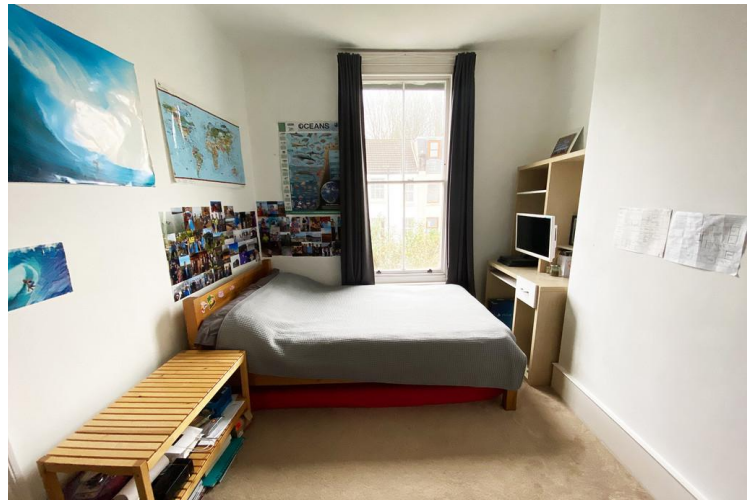
14' 2" x 7' 7" (4.32m x 2.31m)

ENSUITE BATHROOM

OUTSIDE

GARDEN

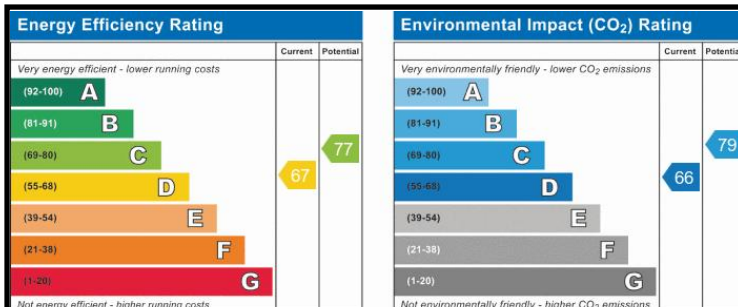




What to do next

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.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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
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.

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