

PHILLIPS & STILL



- First Floor Apartment
- Two Double Bedroom Apartment
- High Ceilings
- Trendy and Sought After Seven Dials Location
- Buy To Let Opportunity

Belmont, Brighton, BN1 3TF

Asking Price Of £350,000

A spacious and well presented first floor converted flat situated in a very popular residential road close to Seven Dials. Local shops and amenities are within a short stroll at Seven Dials including numerous delis & cafés to stop off at and grab a quick bite to eat or a coffee to catch up with a friend. Brighton station is also within close proximity making this flat ideal for anyone who commutes



Property Description

Here you have an impressive two bedroom converted first floor residence situated in one of Brighton's most sought after locations. Brighton mainline railway station is within walking distance making this a perfect spot for anyone looking to commute to Gatwick / London Victoria. Bus services and a vast array of local shops & amenities are on your doorstep including various trendy coffee shops, gastro pubs, supermarkets, hairdressers, delis, cafes and a bakery.

Internally the flat is bright and well presented. The property has a spacious lounge / diner with high ceilings. Kitchen is separate with modern work surfaces and space for a free standing fridge. The entrance hall leads to a modern fitted bathroom, the bedrooms are both doubles with a window over looking gardens.

The building is extremely well maintained with the outside and communal ways having been recently redecorated.



St Ann's Well Gardens is also only a stone's throw away and renowned for its' great recreational facilities...it's a fabulous place to walk the dog or enjoy a picnic on a sunny summer's day! Living here would be really exciting and you would be certain of experiencing Brighton & Hove's cosmopolitan lifestyle and atmosphere to the full.

Accommodation

FIRST FLOOR

ENTRANCE HALL

SITTING ROOM

17' 8" x 12' 5" (5.41m x 3.81m)

BEDROOM

14' 10" x 11' 1" (4.54m x 3.38m)

BEDROOM

14' 11" x 8' 2" (4.55m x 2.51m)

BATHROOM

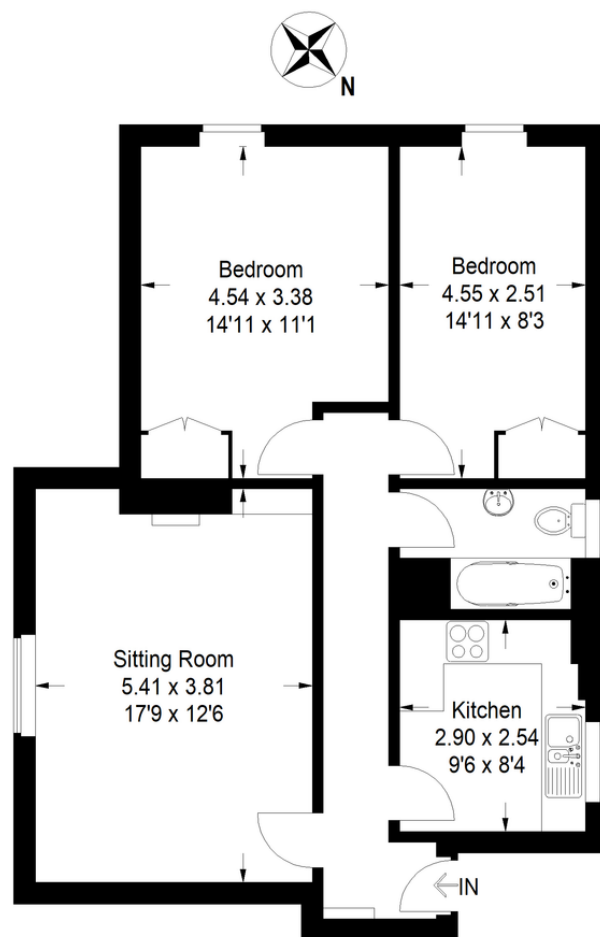
KITCHEN

9' 6" x 8' 3" (2.90m x 2.54m)



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Approximate Gross Internal Area
69.3 sq m / 746 sq ft



First Floor

Picture this...

Whether its cocktails and dancing you're into, or a bit of fine dining, the theatre or a comedy club...the list of choices is endless and all are within walking distance living here!

For anyone who commutes, Brighton mainline railway station is a few just minutes away which will really help shorten your journey home!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	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 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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