

PHILLIPS & STILL



Port Hall Place, Brighton, BN1 5PN

Guide Price of £300,000 - £325,000

- A Stunning Extended Lower Ground Floor Conversion
- Beautifully Presented Throughout
- One Large Double Bedroom
- Two Reception Rooms Both Opening Onto Rear Garden

- Refitted Kitchen & Bathroom
- Private Entrance, Front Garden & Wonderful Sunny Rear Garden
- Sought After Residential Port Hall Area Close To Vibrant Seven Dials
- Easy Walk To Preston Park, London Road & Brighton Stations



Property Description

This is a fantastic opportunity to acquire an immaculately presented, refurbished and thoughtfully extended garden conversion situated in the extremely popular Port Hall area of Brighton. Port Hall Place is a pretty and peaceful residential street just a few minutes walk from vibrant Seven Dials, Preston Park & Brighton mainline railway stations for any commuters and a whole host of cafes, parks and shops. Brighton City centre and seafront are also within very easy reach.

The property has been meticulously refurbished & extended by the current owners and is presented for sale in beautiful order offering spacious accommodation accessed via its own private entrance and front garden.

Accommodation comprises of entrance hall, a large bay fronted double bedroom with feature fireplace, newly fitted modern bathroom suite to the front half of the flat. To the rear is the lounge with double glazed doors opening onto the sunny private rear garden & a redecorated modern kitchen with integrated appliances leading into a second reception room perfect for use as a home office or dining room. You have access from the garden here as well as the lounge which is really handy and the private garden is a charming sunny space with plenty of room for outdoor furniture and flowers & plants.

Other benefits of this wonderful property include a recently refitted boiler with remote HIVE heating system, double glazing, gas central heating and the Freehold of the entire building is part of the sale. Viewings are highly recommended to fully appreciate everything on offer!



Accommodation

Private entrance to:

LOWER GROUND FLOOR

ENTRANCE HALL

BAY FRONTED DOUBLE BEDROOM
14' 5" x 11' 11" (4.39m x 3.63m)

REFITTED BATHROOM
12' 0" x 4' 6" (3.66m x 1.37m)

LOUNGE
15' 5" x 10' 4" (4.7m x 3.15m)
narrowing to 8' 3" (2.51m)

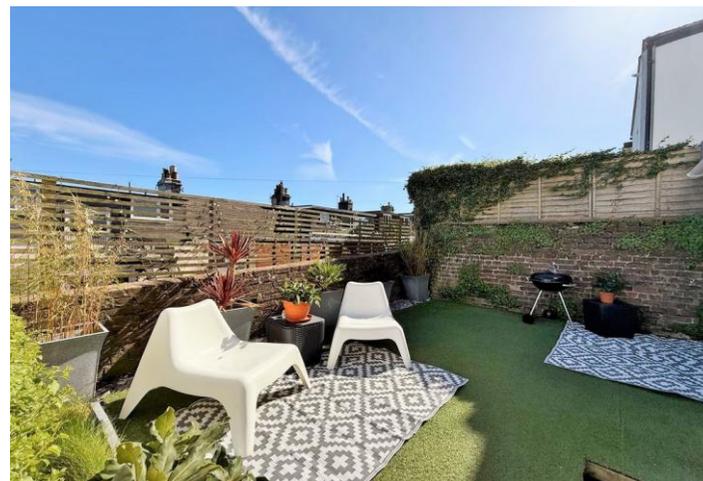
KITCHEN
10' 4" x 6' 10" (3.15m x 2.08m)

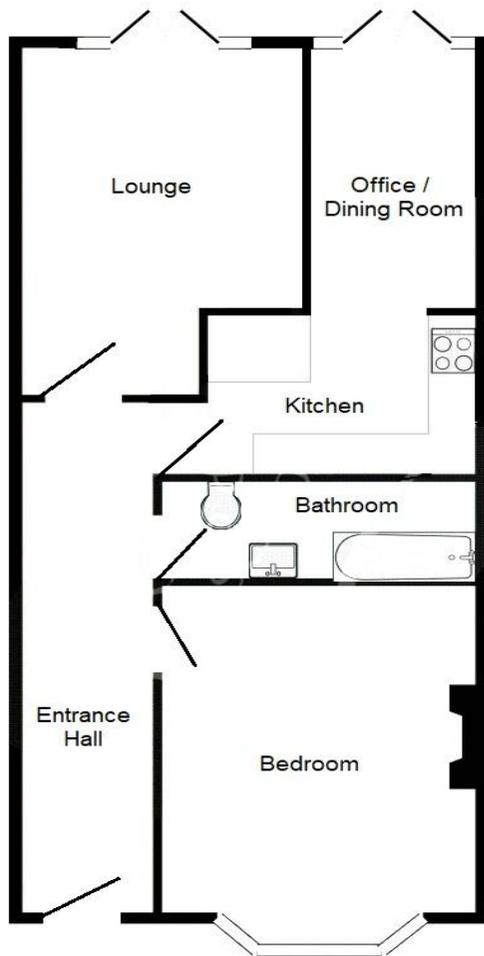
OFFICE / DINING ROOM
12' 0" x 5' 12" (3.66m x 1.83m)

OUTSIDE

PRIVATE ENTRANCE & FRONT
GARDEN

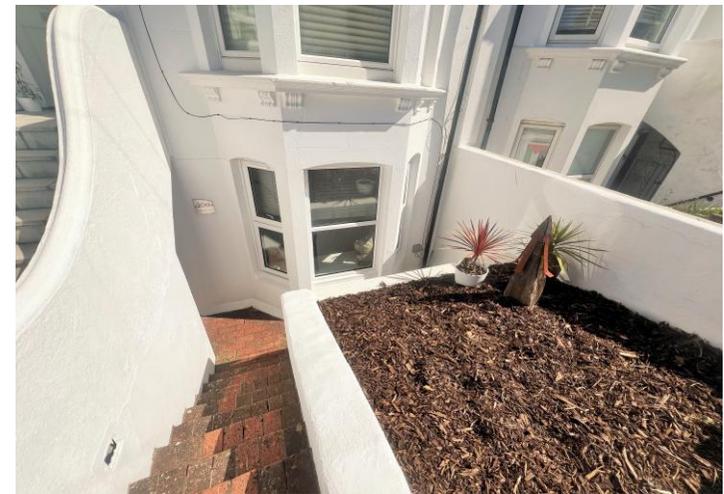
PRIVATE SUNNY REAR GARDEN





**Port Hall Place,
Brighton BN1 5PN**

Total Approximate Floor Area: 57 square meters / 613.71 square feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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