

PHILLIPS & STILL

Church Street, Brighton

£260,000 - £280,000



- A Spacious First Floor Purpose Built Apartment
- One Double Bedroom With Built-In Wardrobes
- Large Lounge / Dining Room
- Separate Kitchen
- Parking Space In Secure Private Underground Garage

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St. Nicholas Lodge, Church Street, Brighton, BN1 3LJ



If for you it is all about location, location, location and the buzz & bright lights of City centre living entices you then this is the property for you! You couldn't be any more central to Brighton's amenities with the North Laine & Churchill Square shopping precinct moments from your door step where you'll find a hugely wide range of boutique shops, fine restaurants, trendy bars & coffee houses, convenience shops, delicatessens, supermarkets, beauty parlours, barbers, gyms & more on offer. Our famous seafront is also just a short walk away as is Brighton mainline railway station for anyone who commutes and is looking to shave time off their journey to work & back every day!

St. Nicholas Lodge is a fantastic purpose built block with secure communal entrance and a lift service to all floors. Accommodation of this brilliant first floor apartment comprises of entrance hall, spacious lounge / dining room, separate kitchen, bathroom and double bedroom with built-in mirrored wardrobes. With no onward chain it is ready for someone to pack their bags & move straight into!

You also have your own allocated off road parking space which is really rarity in such a central location and the block features a vast communal roof terrace overlooking the roof tops down & out to sea! What a lovely place to have to relax in offer on those warmer, sunny days! This apartment will make a perfect first home, buy to let investment or second / holiday property near the sea - it really does tick all the boxes and will certainly make a very exciting place to live!



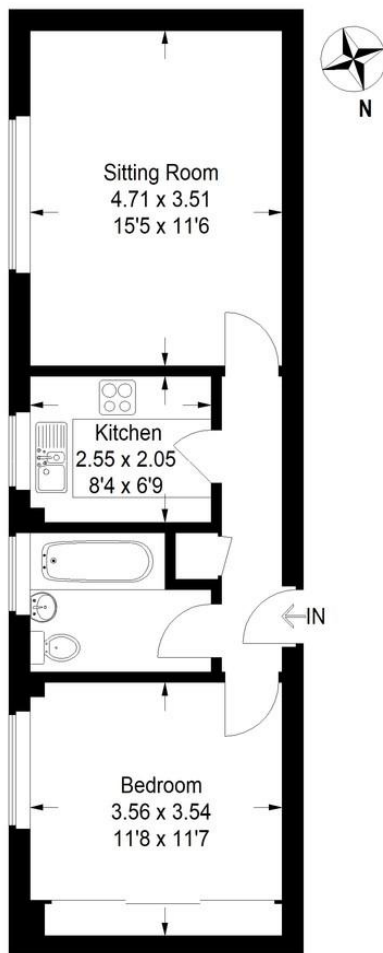
Picture this...

Just imagine how it would feel to step out of your front door & straight into the beating heart of Brighton, the bohemian North Laine with its' many bars, restaurants, pubs, clubs and boutique shops!

Alternatively if you're feeling less adventurous, why not head up to the communal roof terrace & relax in the sun whilst enjoying the breath taking sea views!

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Approximate Gross Internal Area = 45.3 sq m / 488 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
Imageplansurveys @ 2021

Accommodation

COMMUNAL RAISED GROUND FLOOR ENTRANCE

Stairs & lift service rising to:

FIRST FLOOR

ENTRANCE HALL

LOUNGE / DINING ROOM

15' 5" x 11' 6" (4.7m x 3.51m)

SEPARATE KITCHEN

8' 4" x 6' 9" (2.54m x 2.06m)

BATHROOM

DOUBLE BEDROOM

11' 8" x 11' 7" (3.56m x 3.53m) With

built-in mirrored wardrobes

OUTSIDE

COMMUNAL ROOF TERRACE

With stunning sea views

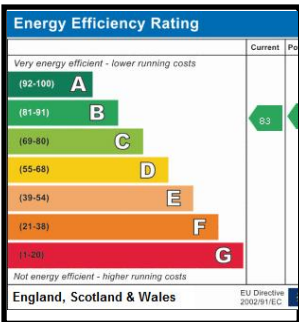




What to do next

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 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.

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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