

# PHILLIPS & STILL



- An amazing three storey two bedroom semi detached house
- Integral garage/workshop
- Private gated courtyard
- Balcony

Western Street, Brighton, BN1 2PG

Guide Price £475,000 - £500,000

A fantastic opportunity to acquire this delightful semi-detached property situated a secure and set back development within a sought after city centre location, just off Brighton seafront. Offering versatile accommodation over three floors and an integral garage/workshop, which is rare to find.





## Property Description

This delightful three-storey semi-detached house is a fantastic property located in a superb central location, very close to the Brighton/Hove seafront. With its own integral garage/workshop, the house offers convenient parking for residents and space to store or work from. As you enter the property, you are greeted by a private gated courtyard, providing peace and security.

The house boasts a balcony, perfect for enjoying the fresh sea breeze and taking in the beautiful views. Inside, you will find a modern fitted kitchen, equipped with all the necessary appliances and ample storage space. The kitchen is designed to cater to the needs of a contemporary lifestyle, making meal preparation a breeze.

The property also features a modern bathroom, offering a luxurious and relaxing space to unwind after a long day. With its three-storey layout, the house provides plenty of space and privacy for all residents. Whether you are looking for a cozy spot to read a book or a spacious area to entertain guests, this house has it all.

Overall, this house offers the best of both worlds - a convenient location close to the seafront and a modern interior with all the necessary amenities. Whether you are a family looking for a spacious home or a professional seeking a stylish property in a central location, this house is sure to meet your needs.







## Accommodation

### GROUND FLOOR

ENTRANCE HALL

INTERGRAL GARAGE/WORKSHOP  
28' 1" x 4' (8.56m x 1.22m)

### FIRST FLOOR

RECEPTION ROOM  
15' 8" x 13' 3" (4.78m x 4.04m)

KITCHEN  
12' 11" x 6' 11" (3.94m x 2.11m)

### SECOND FLOOR

BEDROOM 1  
13' 3" x 8' 11" (4.04m x 2.72m)

FAMILY BATHROOM

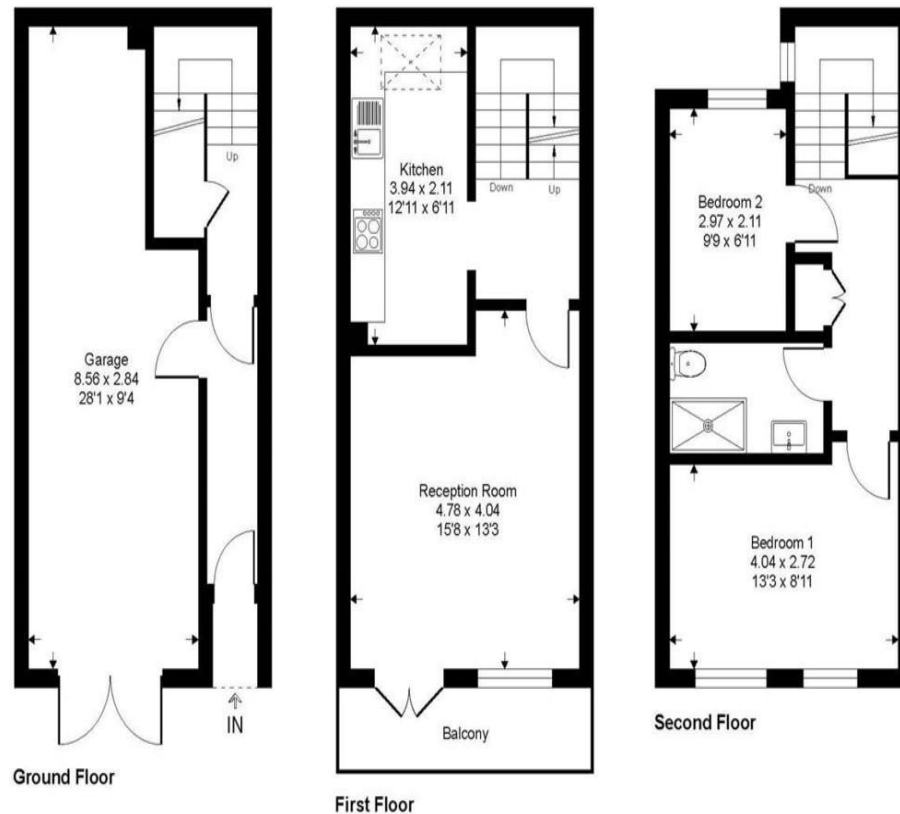
BEDROOM 2  
9' 9" x 6' 11" (2.97m x 2.11m)

### OUTSIDE

BALCONY

# Western Street Court, BN1

Approximate Gross Internal Area = 99 sq m / 1064 sq ft (includes garage)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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**Picture this...**

What better way to come home after a long day and relax in your private courtyard or on your private balcony! Soak up some sun whilst drinking a glass of your favourite wine...

If you're feeling a little more adventurous then why not go for a short stroll round the corner to Brighton's famous seafront. Why not meet some friends and family in one of the cafes on the promenade. What a great way to spend your weekend!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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