



PHILLIPS & STILL

GRAND PARADE, BRIGHTON
ASKING PRICE OF £175,000





Situated in a fantastic central Brighton location, this property provides easy access to all the amenities and attractions that this vibrant area has to offer. Comprising a spacious bay fronted reception room with kitchen off, a double bedroom and compact shower room, this flat is perfect for those seeking a cosy yet functional living space.

Although in need of updating, this property presents an exciting opportunity for you to unleash its full potential and really make it your own; an ideal first time buy or investment opportunity.

One of the highlights of this property is the pleasant views it offers of the open green spaces and city landscape of the surrounding the area, and its proximity to the hustle and bustle the brightn city centre has to offer

Don't miss out on this wonderful opportunity to own a property with no chain, allowing for a smooth and hassle-free purchasing process.

TOP FLOOR

LIVING ROOM

12' 0" x 12' 0" (3.66m x 3.66m)

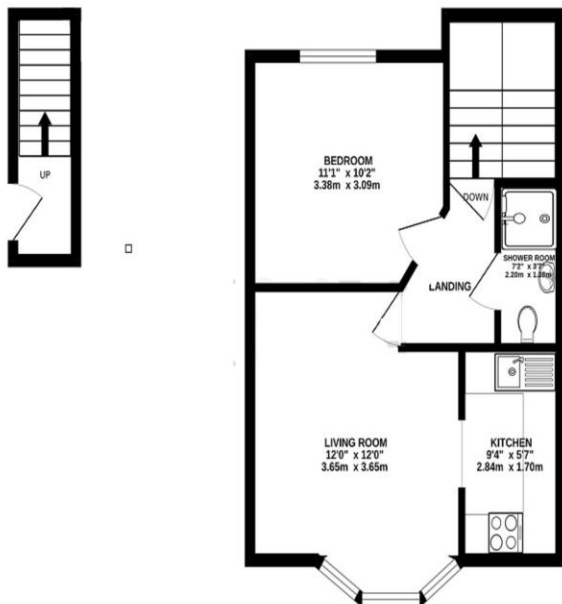
BEDROOM

11' 1" x 10' 2" (3.38m x 3.1m)

KITCHEN

9' 4" x 5' 7" (2.84m x 1.7m)

SHOWER ROOM



TOTAL FLOOR AREA: 448 sq ft (41.7 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any errors whatsoever in the floorplan. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or operation. All in line with the current practice of the industry.

Score	Energy rating	Current	Poten
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	79
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

