

# PHILLIPS & STILL

Queens Road, Brighton

Guide Price £300,000 - £325,000



- A Spacious Second Floor Purpose Built Apartment
- Two Double Bedrooms
- Vibrant City Centre Location
- Trendy Open Plan Living Accommodation With Juliet Balcony
- Moments From Brighton Mainline Station & Seafrost

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



# 11 Clock Tower Apartments, 126-128 Queens Road, Brighton, BN1 3WB



Here we have a spacious and well presented third floor purpose built apartment situated in the beating heart of Brighton City centre moments from Brighton mainline railway station and all the fabulous amenities that City centre living offers you. Our famous seafront, Churchill Square shopping centre, the bohemian North and South Laines, and a vast array of shops, cafes, restaurants, gyms, bars and entertainment are all just a short walk from your front door on Queens Road, North Street and West Street!

Once inside the apartment, you will be very pleased at how bright and spacious it feels. The conventional layout is well thought out and flows nicely with accommodation comprising of entrance hall, a fantastic open plan lounge / diner with a modern fitted kitchen area featuring integrated appliances, fitted bathroom and two double bedrooms.

Clock Tower Apartments is a stylish, modern and very secure block that has been finished to a high specification. The communal areas are well maintained and you have a lift service to deliver you to the third floor as well as stairs. With no onward chain this apartment is ready for someone to move straight into and will make an impressive home, buy to let investment or holiday / second property near the sea. You will never be short of things to do living here and you'll be certain of experiencing the full cosmopolitan lifestyle that Brighton is so well known for!





## Accommodation

### THIRD FLOOR

ENTRANCE HALL

RECEPTION ROOM/KITCHEN  
21' 11" x 15' 5" (6.68m x 4.7m)

MASTER BEDROOM  
14' 1" x 11' 9" (4.29m x 3.58m)

BEDROOM 2  
14' 5" x 8' 0" (4.39m x 2.44m)

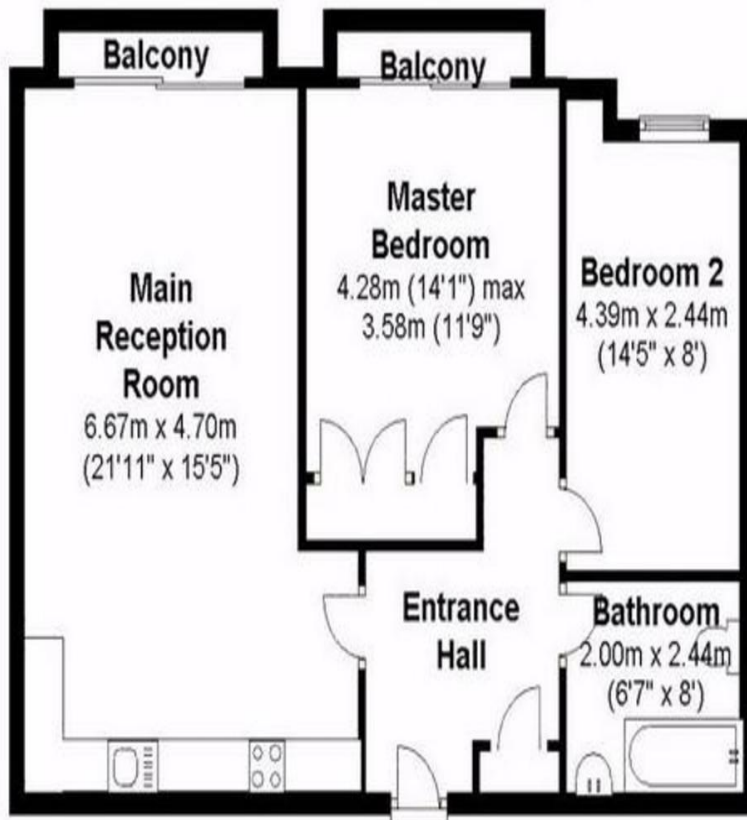
BATHROOM

### OUTSIDE

JULIET BALCONY FROM  
RECEPTION ROOM AND MASTER  
BEDROOM

## 11 Clocktower Apartments

Approx. 66.5 sq. metres (715.6 sq. feet)



Total area: approx. 66.5 sq. metres (715.6 sq. feet)

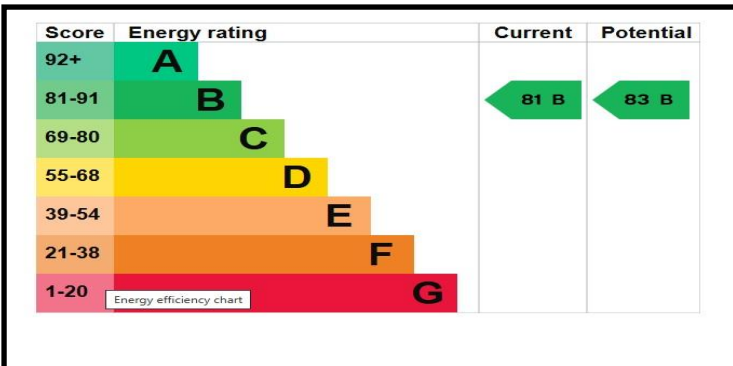




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto: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](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

**01273 771111**

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