PHILLIPS & STILL

BEECHGROVE, BRIGHTON

GUIDE PRICE £300,000 - £325,000

This property is a charming, three bedroom apartment that boasts a rear patio garden, offering a tranquil outdoor space for residents to enjoy. The apartment is well-maintained and in good decorative order, ensuring a pleasant living environment for its occupants.

Additionally, the property benefits from communal off-road parking, providing convenient and secure parking spaces for residents and visitors. This feature is particularly advantageous in areas where parking can be limited or costly.

Moreover, the apartment is currently let out for a rental income of £18,000 per year, making it an attractive investment opportunity for potential buyers looking for a property with rental potential. The fact that the property is chain-free further simplifies the buying process, as there are no complications or delays associated with a chain of property purchases.

Overall, this delightful three bedroom apartment offers not only comfortable living spaces and a rear patio garden but also the opportunity for rental income, communal off-road parking, and a hassle-free buying experience.

LOWER GROUND FLOOR

ENTRANCE HALL

BEDROOM ONE
10' 3" x 12' 2" (3.12m x 3.71m)

FAMILY BATHROOM

BEDROOM TWO
12' 7" x 10' 4" (3.84m x 3.15m)

OPEN PLAN KITCHEN/ LIVING SPACE
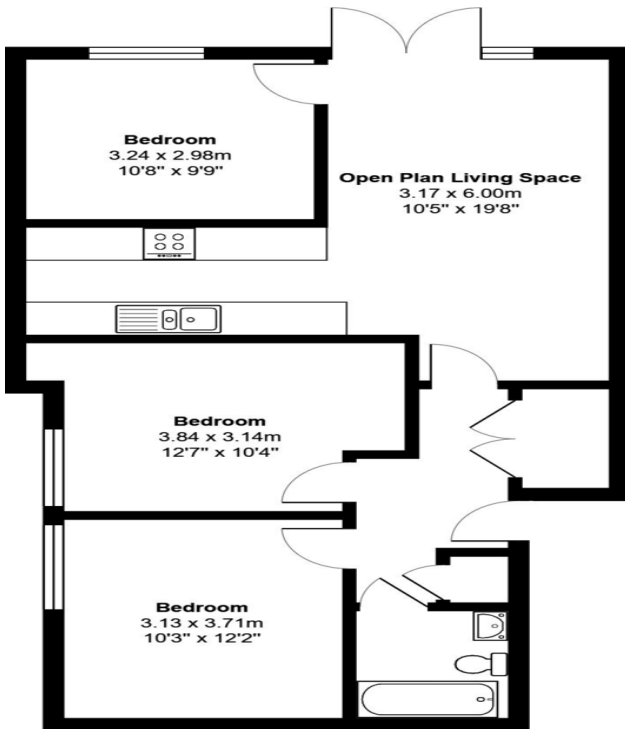10' 5" x 19' 8" (3.18m x 5.99m)

BEDROOM THREE
10' 8" x 9' 9" (3.25m x 2.97m)

OUTSIDE

REAR PATIO GARDEN

Lower Ground Floor

Total Area: 73.2 m² ... 788 ft²

All measurements are approximate and for display purposes only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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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