

# PHILLIPS & STILL

Brighton Belle, Stroudley Road, Brighton £260,000 - £270,000



- **A Superb Fourth Floor Purpose Built Apartment In A High Specification Eco Development**
- **One Double Bedroom**
- **Fabulous 27ft Open Plan Lounge / Diner With Modern Kitchen**
- **Private Balcony With Wonderful Views**
- **Lift Service & Stunning Communal Roof Terrace**

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



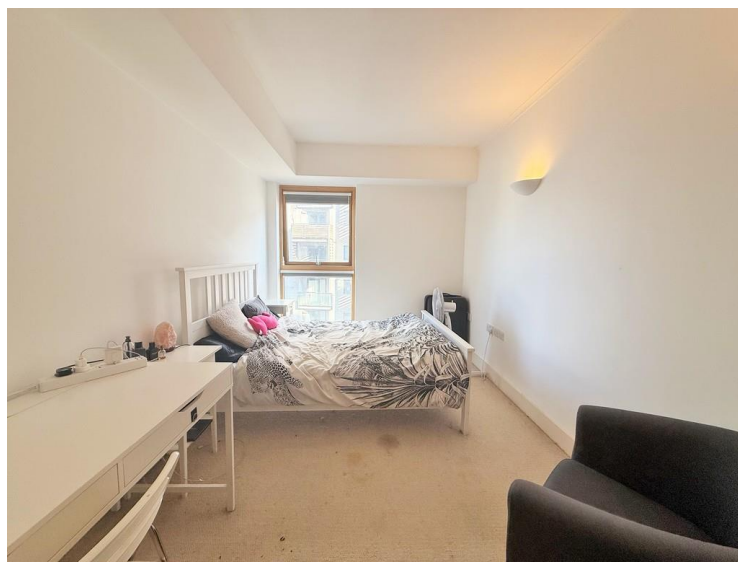
## Brighton Belle, Stroudley Road, Brighton, BN1 4ZB

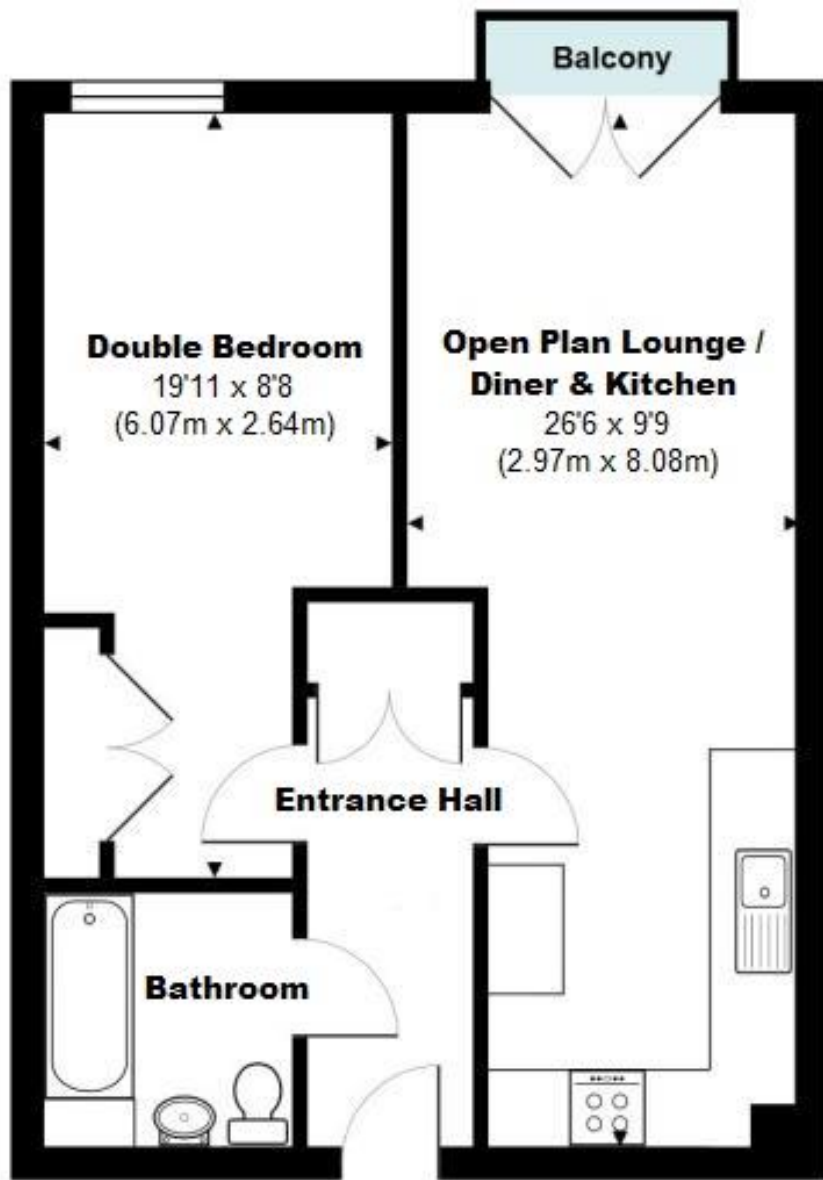


Here we have a modern & bright fourth floor purpose built apartment situated in central Brighton's highly popular "New England Quarter" moments from Brighton mainline railway station and all the fabulous amenities that City centre living offers you. Trendy Seven Dials, our famous seafront, the bohemian North Laine and a wealth of shops, cafes, restaurants and bars on London Road are all also within a short walk from your front door!

With a lift service to the fourth floor, once inside the property you'll find the layout is well planned and flows conventionally with all rooms accessible from the entrance hall. Accommodation comprises of entrance hall, a neutral bathroom suite, double bedroom with built-in wardrobes, and a fantastic open plan lounge / diner with a modern fitted kitchen area featuring integrated appliances. This sociable room opens onto a private balcony where you can make the most of some breath taking views overlooking the entire City from Brighton racecourse down to the sea!

Brighton Belle is an attractive, modern and very secure block with a memorable triangular design. The communal areas are well maintained and you have a lift service to deliver you to the top 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!





## Fourth Floor

**Total Internal Area: 46.9 sq.m. / 505 sq.ft.**

All measurements are approximate and for display purposes only

## Accommodation

Lift and stairs rising to:

### FOURTH FLOOR

ENTRANCE HALL

BATHROOM

6' 9" x 6' 6" (2.06m x 1.98m)

DOUBLE BEDROOM

19' 11" x 8' 8" (6.07m x 2.64m)

With built-in wardrobes

OPEN PLAN LOUNGE / DINER

26' 9" x 9' 9" (8.15m x 2.97m)

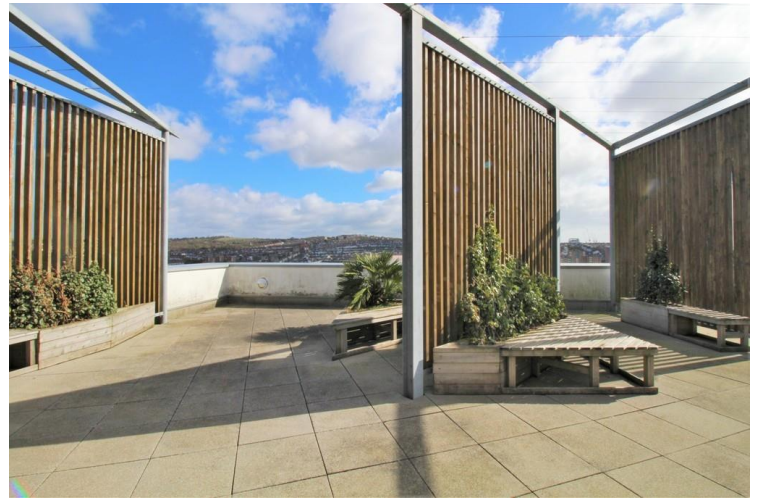
MODERN KITCHEN AREA

With integrated appliances

### OUTSIDE

PRIVATE BALCONY





## 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.

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>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

## 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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