



PHILLIPS & STILL

PORTLAND PLACE, BRIGHTON  
ASKING PRICE OF £190,000





If you are looking for that first step on the property ladder or a great buy to let investment look no further than this one bedroom converted third floor flat in an highly desirable location. The apartment has a good size open plan kitchen/sitting room which is bright and airy, double bedroom and a family bathroom.

This property is right in the heart of Kemp Town village with its boutique shops and cafes as well as gastro pubs, offering a cosmopolitan ambience and least not forget our greatest treasure the seafront. Kemptown's seafront is undergoing a fantastic regeneration including a brand-new boardwalk which runs all the way from Dukes Mound to the Marina.

### **THIRD FLOOR**

#### **ENTRANCE HALL**

**SITTING ROOM/KITCHEN**  
15' 9" x 11' 2" (4.8m x 3.4m)

**BEDROOM**  
11' 9" x 8' 0" (3.58m x 2.44m)

#### **BATHROOM**



#### **Portland Place, Brighton, BN2 1DG**

Approximate Gross Internal Area = 31.1 sq m / 335 sq ft



#### **Third Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Score	Energy rating	Current	Poten
92+	A		
81-91	B		
69-80	C		73
55-68	D	64   D	
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



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Sat: 9am – 4pm