

PHILLIPS & STILL

Brighton Belle, Brighton

Guide Price £320,000 -£330,000



- A Superb Third Floor Purpose Built Apartment In A High Specification Eco Development
- Two Double Bedrooms
- Fabulous Open Plan Lounge / Diner With Modern Kitchen
- Private Balcony With Stunning Views
- Two Bath / Shower Rooms

To view all our homes: phillipsandstill.co.uk



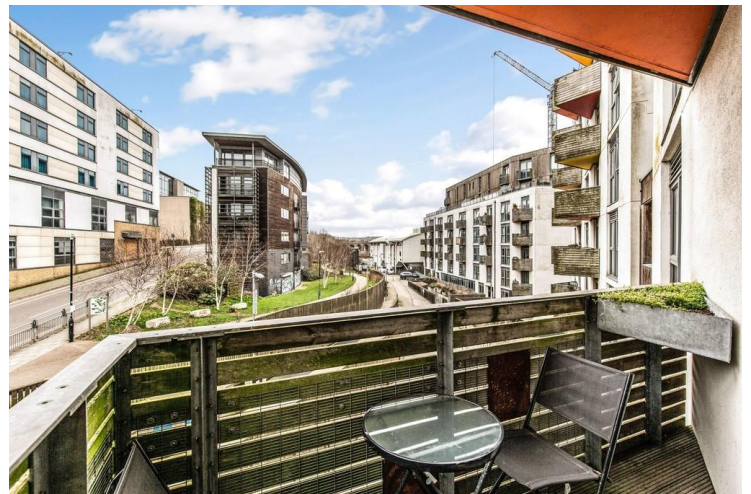
Stroudley Road, Brighton Belle, Brighton, BN1 4ZD



Here we have a very well presented third 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!

Once inside the apartment, you will be extremely pleased at how bright and spacious the property feels throughout. The layout is well planned and flows conventionally with lots of natural light throughout. Accommodation comprises of entrance hall, family bathroom, two double bedrooms with the master benefiting from an en suite shower room, and a fantastic open plan lounge / diner with a modern fitted kitchen area featuring high quality integrated appliances. This room opens onto your secluded private balcony where you can make the most of some breathtaking views overlooking the entire City!

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 and zero work needed, 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!



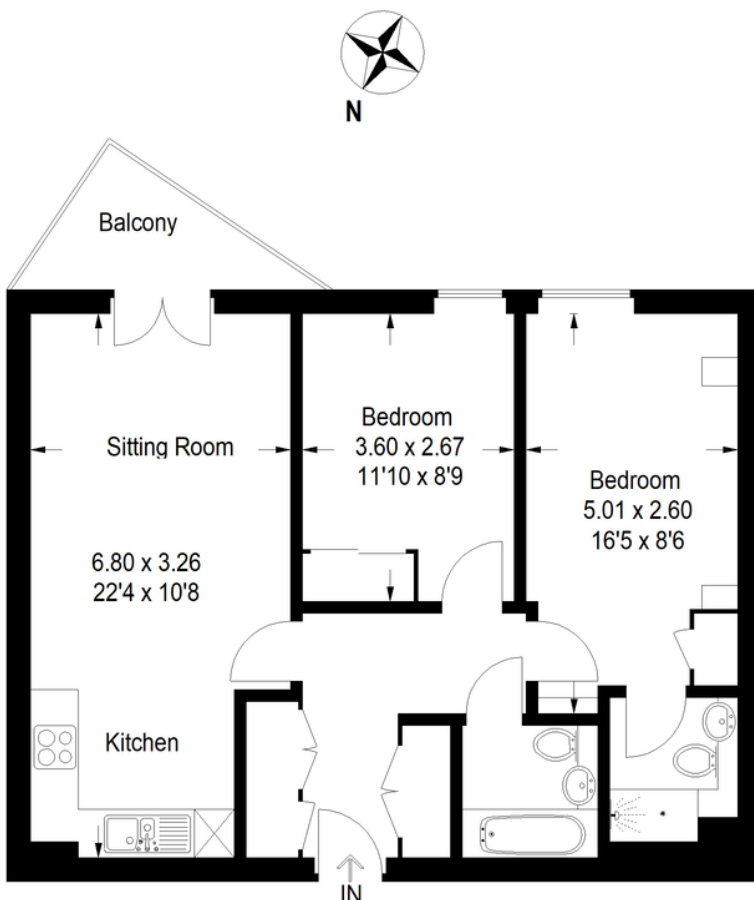
Picture this...

If light is important to you then this apartment definitely won't disappoint! The living space and both bedrooms feature brilliant floor-to-ceiling windows meaning that it's not just the balcony that gives you the views!

Whether it's fine dining you're into or comedy clubs, drinking cocktails then dancing the night away or shopping until you drop, there is something different for every night of the week right outside your door in this exciting City Centre location!

Brighton Belle, Stroudley Road, Brighton, BN1 4ZD

Approximate Gross Internal Area
61 sq m / 657 sq ft



Accommodation

THIRD FLOOR

Accessed via lifts & stairs

ENTRANCE HALL

FANTASTIC OPEN PLAN LOUNGE / DINER

22' 4" x 10' 8" (6.81m x 3.25m)

MODERN FITTED KITCHEN AREA

BEDROOM TWO

11' 10" x 8' 9" (3.61m x 2.67m)

BEDROOM ONE

16' 5" x 8' 6" (5m x 2.59m)

EN SUITE SHOWER ROOM

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 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.

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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
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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