

PHILLIPS & STILL

Surrenden Road, Brighton

Guide price £400,000 - £425,000



- A delightful ground floor two-bedroom flat
- Ideal location close to Preston Park Station
- Attractive sunny rear garden
- Freehold and own private entrance
- No onward chain

To view all our homes: phillipsandstill.co.uk

Surrenden Road, Brighton, BN1 6PS



Welcome to the market! We are excited to present a spacious ground floor two-bedroom purpose built apartment that is now fully available. This lovely flat features a large lounge/diner, providing ample space for relaxation and entertaining, separate kitchen, cloakroom and a family bathroom.

One of the highlights of this property is the sunny rear garden, perfect for enjoying outdoor activities or simply basking in the sun. The flat also boasts its own private entrance, ensuring privacy and convenience for the residents.

Situated in a great location near Preston Park station, this property offers excellent transport links, making commuting a breeze. Additionally, the flat is close to various amenities, including shops, restaurants, parks providing a vibrant and convenient lifestyle.

The property is freehold, so maintenance is flexible and there is parking close by. Don't miss out on this fantastic opportunity as properties like this are rarely available



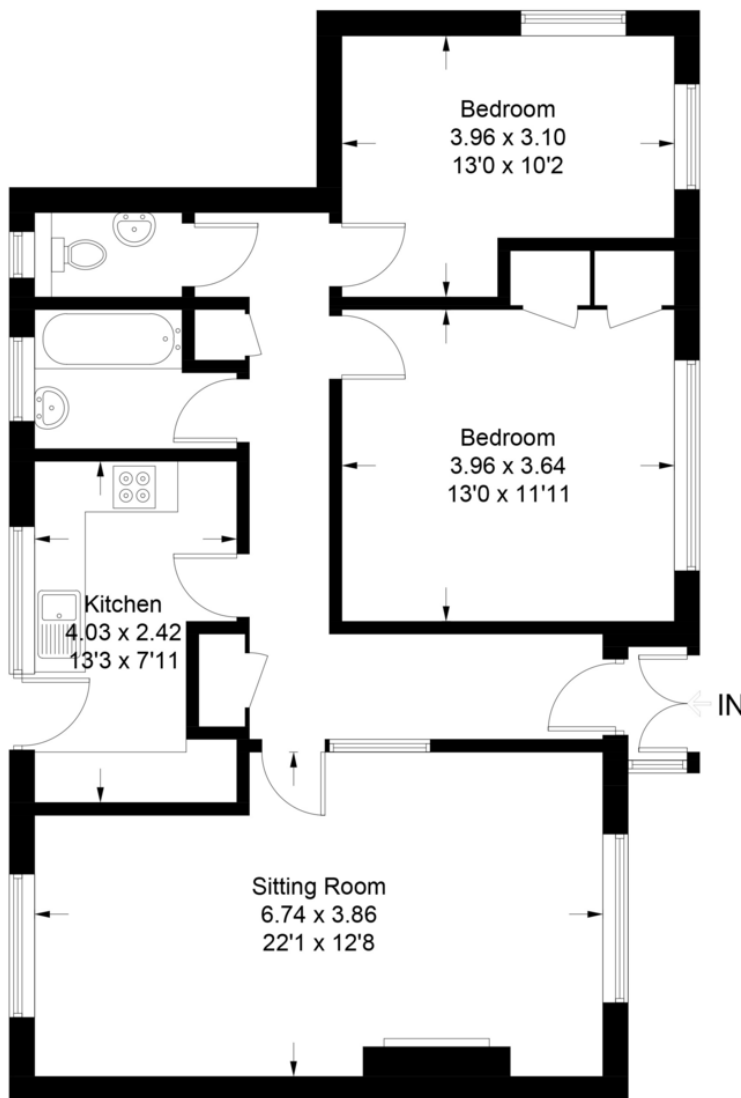
Picture this...

What better way to come home after a long day and relax in your very own private garden. Soak up some sun whilst drinking a glass of your favourite wine.

If you're feeling slightly more adventurous then why not hop onto a bus or even take a stroll into the centre of town. Here you can really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, shops and restaurants.

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Approximate Gross Internal Area = 83.3 sq m / 897 sq ft



Ground Floor

Accommodation

GROUND FLOOR

ENTRANCE HALL

SITTING/DINING ROOM
22' 1" x 12' 8" (6.73m x 3.86m)

BEDROOM 1
13' 0" x 11' 11" (3.96m x 3.63m)

BEDROOM 2
13' 0" x 10' 2" (3.96m x 3.1m)

KITCHEN
13' 3" x 11' 7" (4.04m x 3.53m)

FAMILY BATHROOM

CLOAKROOM

OUTSIDE

REAR GARDEN





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 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 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.

Phillips & Still

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www.phillipsandstill.co.uk