

PHILLIPS & STILL

Princes Road, Brighton

£350,000



- Top floor three bedroom apartment
- All Bedrooms with En-Suite
- Large Balcony
- Close to Lewes Road
- Excellent Transport Links to University

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Top Floor Flat, 77 Princes Road, Brighton, BN2 3RH

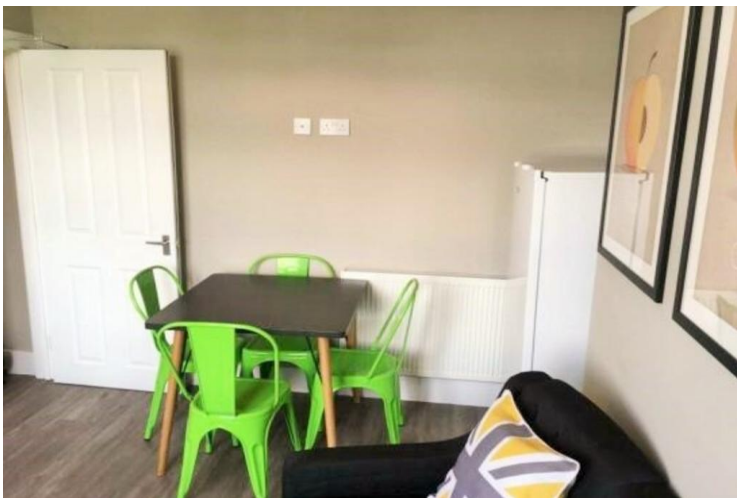


This top floor, three-bedroom apartment offers a luxurious and spacious living experience. The apartment boasts an impressive design and features all bedrooms with ensuite bathrooms, ensuring utmost convenience and privacy for its residents.

Upon entering the apartment, you are greeted by a well-sized, open-plan kitchen and sitting room. The kitchen is modern and well-equipped, providing ample space for culinary endeavors and storage. The sitting room is beautifully designed, offering a comfortable space to relax, entertain guests, or spend quality time with loved ones.

One of the standout features of this apartment is the access to a good-sized balcony. This outdoor space provides a perfect setting for enjoying a cup of coffee in the morning or unwinding after a long day, offering a lovely view of the surroundings.

The apartment's location is a significant advantage, situated close to Lewes Road. This ensures easy access to various amenities, including shops, restaurants, and recreational facilities. Additionally, the apartment benefits from excellent transport links to the nearby university, making it an ideal choice for students or faculty members.



Accommodation

TOP FLOOR

ENTRANCE HALL

ENSUITE

BEDROOM ONE
11' 9" x 10' 11" (3.58m x 3.33m)

BEDROOM TWO
11' 2" x 10' 9" (3.4m x 3.28m)

ENSUITE SHOWER ROOM

BEDROOM 3
12' 4" x 8' 1" (3.76m x 2.46m)

ENSUITE SHOWER ROOM

WC

KITCHEN/SITTING ROOM
15' 3" x 11' 10" (4.65m x 3.61m)

OUTSIDE

BALCONY

Princess Road, Brighton, BN2 3RH

Approximate Gross Internal Area = 61.0 sq m / 656 sq ft

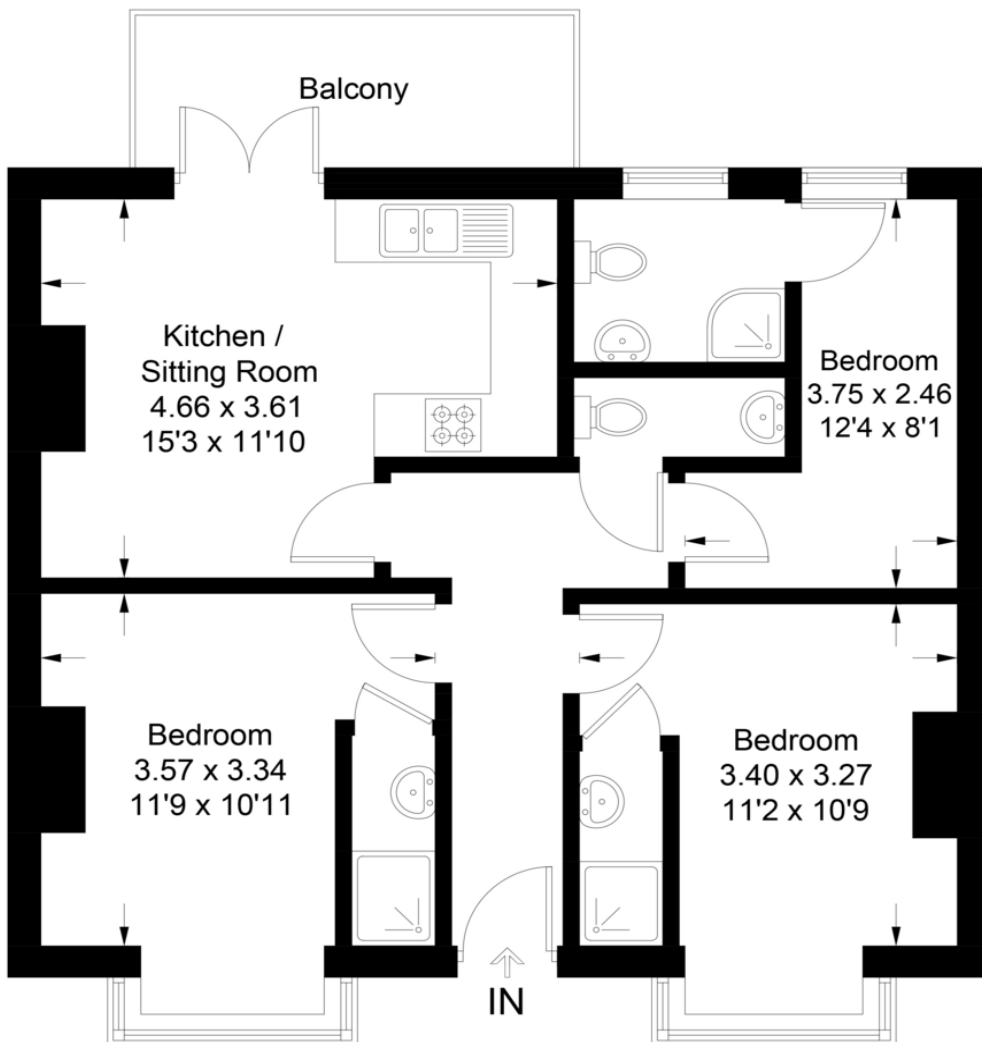


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024





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	62 D	
39-54	E		

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