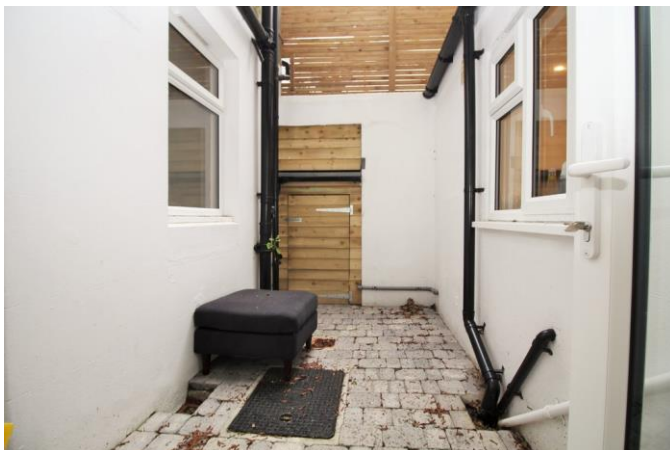


# PHILLIPS & STILL

St. Michaels Place, Brighton

Asking Price £250,000



- One bedroom lower ground floor apartment
- Good decorative order throughout
- Rear Patio Garden
- Ideal investment or first time purchase
- Highly desirable Clifton Hill Area

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



## 4 St. Michaels Place, Brighton, BN1 3FT



This one-bedroom lower ground floor apartment is in good decorative order throughout. Located in the highly desirable Clifton Hill area, it offers a perfect balance of tranquility and convenience.

As you enter the flat, you are greeted by a spacious and bright living area that has been tastefully decorated. The living room is versatile, offering space for both lounging and a dining room table.

In addition to this the property has a double bedroom, family bathroom and fully fitted kitchen. One of the highlights of this flat is the rear patio garden. This outdoor space is a tranquil oasis, offering a secluded area to enjoy the fresh air or have a little bbq.

Located in the sought-after Clifton Hill area, this flat benefits from its close proximity to Brighton mainline station. This convenient transport link provides easy access to both London and other parts of Brighton and Hove. Additionally, the vibrant city center is just a short walk away, offering a wide range of shops, restaurants, and entertainment options.

Whether you are a first-time buyer looking to step onto the property ladder or an investor seeking a lucrative opportunity, this flat is an ideal choice. Its desirable location, modern interior, and beautiful patio garden make it a highly sought-after property in the bustling city of Brighton. Don't miss the chance to make this flat your own and enjoy all that it has to offer.



## Picture this...

What better way to enjoy your weekend than to take a short stroll along to the City Centre. Alternatively why not relax after work with a glass of wine in your private rear patio.

Say goodbye to needing a car and say hello to everything being on your doorstep! For commuters this property and location is like paradise, as you can easily walk to Brighton mainline station in minutes.

### St Michaels Place, Brighton, BN1 3FT

Approximate Gross Internal Area = 40.5 sq m / 436 sq ft

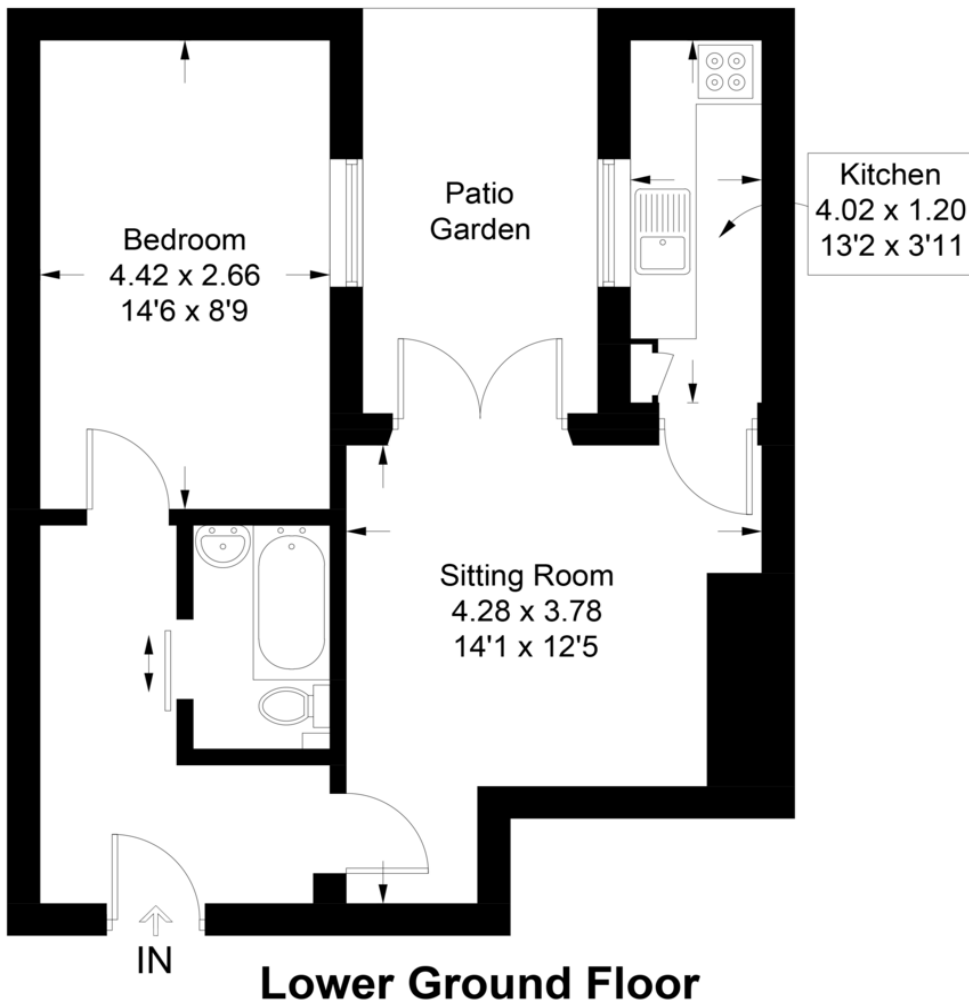


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2023

## Accommodation

### LOWER GROUND FLOOR

ENTRANCE HALL

INNER HALLWAY

SITTING ROOM  
14' 1" x 12' 5" (4.29m x 3.78m)

KITCHEN  
13' 2" x 3' 11" (4.01m x 1.19m)

FAMILY BATHROOM

BEDROOM  
14' 6" x 8' 9" (4.42m x 2.67m)

### OUTSIDE

PATIO 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](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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 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 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

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