



PHILLIPS & STILL

HEREFORD STREET, BRIGHTON
GUIDE PRICE £250,000 - £260,000





Seventh Floor

Approx 74 sq. metres (796.5 sq. feet)

This delightful purpose built two double bedroom apartment offers spacious living accommodation and a wonderful private balcony with beautiful panoramic sea views. Situated on the seventh floor with two lifts and stairs, the property is conveniently located in the heart of Kemp Town within easy walking distance to the local shops, restaurants and seafront. With good transport links too, it is ideal for those who commute in & out of Brighton.

Accommodation comprises of entrance hall with built-in storage cupboards, two double bedrooms, bathroom and separate cloak room, lounge / diner opening onto the private balcony and a separate kitchen / diner with space for a table and chairs. This apartment has no onward chain and is the perfect first time buy, buy to let investment or second / holiday property near the sea!

SEVENTH FLOOR

Two lifts & staircase rising to

ENTRANCE HALL

BEDROOM ONE

15' 3" x 9' 1" (4.65m x 2.77m)

BEDROOM TWO

15' 3" x 9' 3" (4.65m x 2.82m)

BATHROOM

5' 8" x 5' 8" (1.73m x 1.73m)

SEPARATE W.C.

KITCHEN / BREAKFAST ROOM

14' 3 max" x 9' 2 max " (4.34m x 2.79m)

LOUNGE / DINER

13' 3" x 13' 2" (4.04m x 4.01m) Opening to:

PRIVATE BALCONY

With sea views

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	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 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

