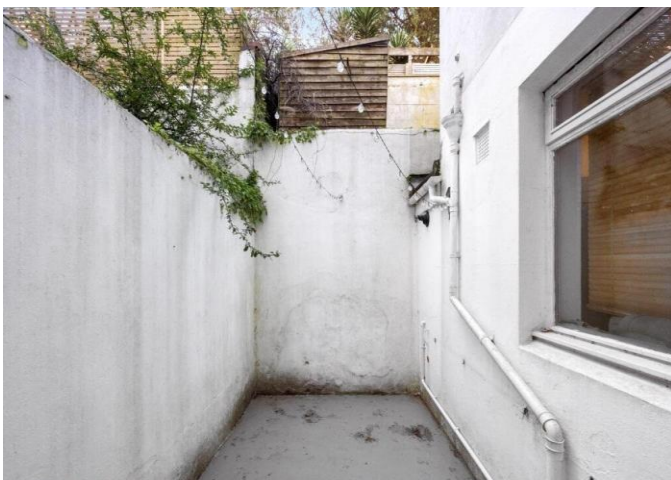


PHILLIPS & STILL

Albert Road, Brighton

Guide Price £300,000 - £325,000



- Spacious two bedroom lower ground floor apartment
- Open plan kitchen/lounge
- Rear Patio Garden
- Extremely close to the seven dials and Brighton Station
- Private Entrance

To view all our homes: phillipsandstill.co.uk

14a Albert Road, Brighton, BN1 3RL



Nestled in one of Brighton's most sought-after locations, this spacious two-bedroom lower ground-floor apartment offers a perfect blend of contemporary living and period charm. With its own private entrance, the property exudes a sense of exclusivity and privacy while remaining just moments away from the vibrant Seven Dials and the excellent transport links of Brighton Station.

Upon entering, you are welcomed into an open-plan kitchen and lounge area, ideal for modern living. The lounge area flows effortlessly from the kitchen, offering a comfortable and inviting space to relax or host guests. Large windows and a thoughtful layout ensure the space is bright and airy, enhancing the apartment's overall appeal.

The property boasts two generously sized bedrooms, each providing a peaceful retreat from the bustle of city life. With ample storage and a well-balanced layout, the bedrooms offer both practicality and comfort.

Positioned in an enviable location, this apartment is just a short stroll from the charming cafes, boutique shops, and independent restaurants of Seven Dials. Brighton Station is within easy reach, making this an excellent choice for commuters or those who frequently travel. With its generous proportions, stylish interiors, and unbeatable location, this property is a fantastic opportunity for those seeking a home in the heart of Brighton.



Accommodation

LOWER GROUND FLOOR

ENTRANCE HALL

BEDROOM ONE
0' 0" x 11' 10" x 3.61m)

KITCHEN/SITTING ROOM
13' 10" x 13' 5" (4.22m x 4.09m)

BEDROOM TWO
15' 8" x 8' 0" (4.78m x 2.44m)

FAMILY BATHROOM

OUTSIDE

PATIO GARDEN

Albert Road



Lower Ground Floor
Approximate Floor Area
627.64 sq ft
(58.31 sq m)



Approximate Gross Internal Area = 58.31 sq m / 627.64 sq ft

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





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	71 C	76 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.

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
01273 771111

westernrd@phillipsandstill.co.uk
 112 Western Road, Brighton, East Sussex, BN1 2AB
www.phillipsandstill.co.uk