

PHILLIPS & STILL



- Delightful three bedroom house located in a highly desirable area of Brighton
- Accommodation over three floors
- Good Decorative order throughout
- Spacious Open Plan Kitchen Diner
- No onward Chain

Windlesham Avenue, Brighton, BN1 3AH

Asking Price Of £649,950

This charming three-bedroom house is nestled in the sought-after central area of Brighton, making it an ideal family home. Spread over three spacious floors, the property boasts a generous open-plan kitchen diner, perfect for family gatherings and entertaining. The interior is well-maintained and presented in good decorative order, allowing for a seamless move-in experience. With no onward chain, this delightful residence offers both convenience and comfort, making it a must-see for those seeking a vibrant lifestyle in a prime location.



Property Description

Phillips and Still is thrilled to present an exceptional three-bedroom, three-storey house located in the highly desirable Seven Dials neighbourhood of Brighton. This unique property offers an unparalleled blend of urban convenience and tranquil living, perfect for families or those seeking a spacious and well-connected home.

Step inside this remarkable home and be welcomed by a spacious hallway leading to a convenient separate WC and a contemporary open-plan kitchen-diner, ideal for entertaining and modern living. The bright and airy front-facing lounge provides a comfortable and inviting space to relax.

The first floor comprises two generously sized double bedrooms, one benefiting from practical built-in storage, alongside a stylish family bathroom equipped with a shower cubicle. Ascend to the top floor where the luxurious master bedroom awaits, complete with a private en-suite bathroom featuring both a full-sized bath and a separate shower.

The sheer size and thoughtful layout of this property, boasting three true double bedrooms, a dedicated shower room, a convenient downstairs toilet, and a top-floor en-suite with both a bath and a separate shower, make it a truly unique offering in the Seven Dials area.

With no onward chain, this home is ready for immediate occupancy. It is conveniently located close to Brighton Station, making commuting a breeze, and is near a variety of local amenities found in the vibrant Seven Dials area.





Accommodation

GROUND FLOOR

HALLWAY

LOUNGE AREA

16' 3" x 17' 5" (4.95m x 5.31m)

KITCHEN/DINER

10' 0" x 25' 4" (3.05m x 7.72m)

UTILITY ROOM

3' 1" x 9' 0" (0.94m x 2.74m)

WC

5' 10" x 6' 8" (1.78m x 2.03m)

FIRST FLOOR

BEDROOM

12' 9" x 12' 4" (3.89m x 3.76m)

BEDROOM

10' 0" x 13' 0" (3.05m x 3.96m)

BATHROOM

6' 9" x 7' 1" (2.06m x 2.16m)

SECOND FLOOR

BEDROOM

18' 10" x 8' 5" (5.74m x 2.57m)

BATHROOM

13' 8" x 3' 9" (4.17m x 1.14m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 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 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.

112 Western Road
Brighton
East Sussex
BN1 2AB

www.phillipsandstill.co.uk
01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm
Sat-Sun: 9am - 5pm

