

PHILLIPS & STILL

Tower Road, Brighton

£170,000 - £180,000



- **A Well Presented Top Floor Studio Apartment**
- **Impressive South Facing Studio Room With Sea Views & Separate Kitchen**
- **Private Garage & Basement Storage Area**
- **Share Of Freehold & No Onward Chain**

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Attree Court, Tower Road, Brighton, BN2 0FZ



Attree Court is a purpose built development located on the edge of popular Queens Park in a quiet cul de sac leading up to 'The Pepperpot' on Tower Road. With plenty of excellent cafes and pubs nearby in Hanover, frequent buses run along Queens Park Road from 'The Pepperpot' and you have Kemptown within easy reach across the park. It is a fantastic location for Kemptown, Hanover and all that central Brighton offers has to offer with most of it in walking distance!

This sunny & well arranged apartment is located on the top floor on the South facing side of the building so is flooded with natural light. Accommodation comprises of entrance hall, modern shower room with a large walk-in shower, a separate kitchen with breakfast bar and the fabulous studio room offering stunning sea views. You have a lounge / diner area immediately outside the saloon doors of the kitchen and a bedroom area with built-in wardrobe & space for a double bed. The previous occupant used a pull across curtain for separation & extra privacy.

The property is well presented and provides the perfect blend of affordability and convenience with no upstairs neighbours so no worry of noise from above. Upon stepping inside the property feels like peaceful retreat from the hustle & bustle of City life and also benefits from its own private garage accessed via the lower ground floor of the block, a private allocated basement storage cage, a share of the Freehold and no onward chain!





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Approximate Gross Internal Area = 29.6 sq m / 319 sq ft

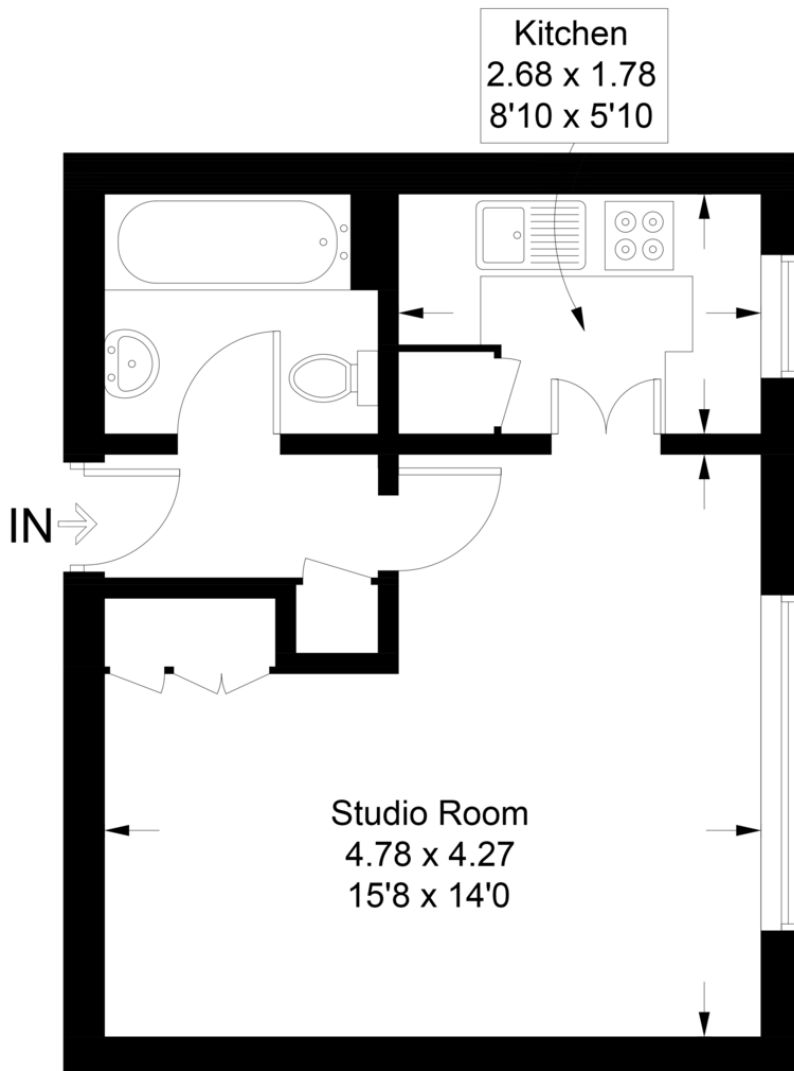


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Accommodation

TOP FLOOR

ENTRANCE HALL

With built-in storage cupboard

SHOWER ROOM

With large walk-in shower

STUDIO ROOM

15' 8" x 14' 0" (4.78m x 4.27m)

With lounge / diner area featuring stunning sea views & a rear bedroom area with built-in wardrobes

SEPARATE KITCHEN

8' 10" x 5' 10" (2.69m x 1.78m)

OUTSIDE

PRIVATE GARAGE

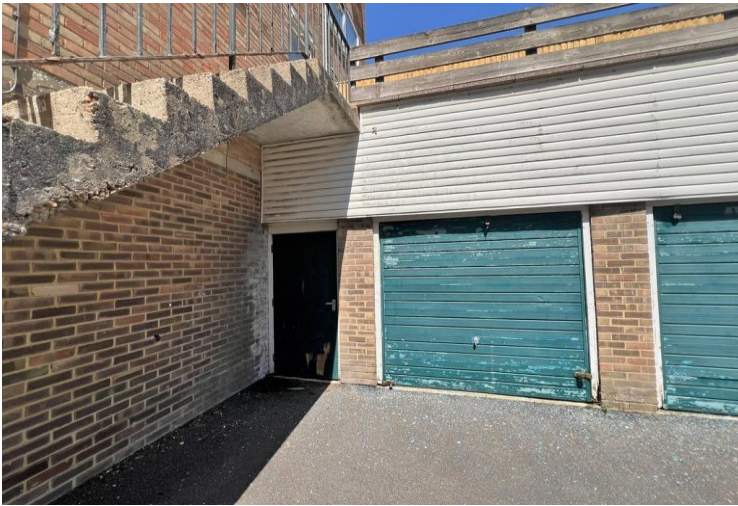
Accessed via driveway or from the lower ground floor of the block internally

BASEMENT STORAGE AREA

Private allocated cage

COMMUNAL GARDENS

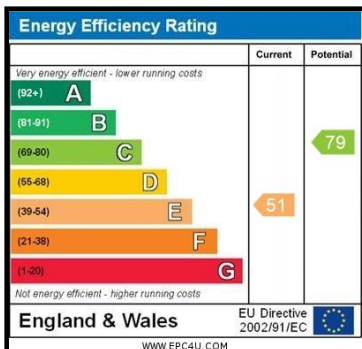




What to do next

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.



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.

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