

Norfolk Square, Brighton

£300,000



- A Spacious & Well Presented First Floor Regency Conversion
- One Double Bedroom & Share Of Freehold
- Bay Fronted Lounge / Diner Overlooking Norfolk Square
- Modern Kitchen / Breakfast Room

Norfolk Square, Brighton, BN1 2PE



This spacious one bedroom period flat offers the best of Regency architecture and being situated just off Western Road and moments away from the seafront promenade, you'll never be short of things to do here! The choice of trendy nearby eateries, fine wine bars, cafes and boutique shops is impressive and includes some of the best this City has to offer. For anybody that commutes, Brighton's Mainline Station is not far away and there's excellent bus routes to the whole of Brighton & Hove located just moments from your front door.

The accommodation is extremely spacious with high ceilings adding to the sense of space. The fabulous west facing living area is the perfect place to entertain family and friends. This has a large bay floor to ceiling windows with views over the picturesque Norfolk Square which allows plenty of natural light into this magnificent space. Towards the rear/middle of the flat you have a spacious double bedroom with space for clothes or wardrobe. A raised sleeping area in this bedroom led to by a cast iron stair case. There's also the main bathroom with roll top bath tucked just behind the master bedroom. Lastly the very rear of the property has a modern fitted kitchen with gas hob, ample storage and space for a breakfast table, all of which is in fantastic condition. There's also the added benefit of a share of freehold.

This delightful property really does tick all the boxes and suits the needs of all buyers! It would make the perfect downsize for someone but also offers extremely spacious and versatile accommodation, perfect for first time buyers or anybody looking for an investment purchase. Properties of this size and in this location will not hang around for long so booking early viewings is essential!



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Approximate Gross Internal Area
(Including Mezzanine)
68.5 sq m / 737 sq ft



First Floor

Accommodation

FIRST FLOOR

ENTRANCE HALL

WEST FACING BAY FRONTED LOUNGE / DINER

18' 4" x 17' 6" (5.59m x 5.33m)

With wonderful views over the square

BATHROOM

DOUBLE BEDROOM WITH MEZANNINE AREAR

13' 7" x 10' 7" (4.14m x 3.23m)

And storage below

MODERN KITCHEN / BREAKFAST ROOM

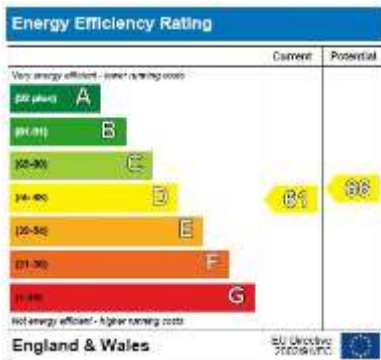
12' 10" x 7' 10" (3.91m x 2.39m)



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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www.phillipsandstill.co.uk