

PHILLIPS & STILL

New England Street, Brighton

Guide Price £325,000 to £350,000



- Modern purpose built apartment in Brighton's New England' quarter
- Two double bedrooms
- Modern open plan kitchen/lounge
- Bathroom and en-suite shower room
- West facing Juliet balcony

To view all our homes: phillipsandstill.co.uk

Flat 61 Pullman Haul, 39 New England Street, Brighton, BN1 4LS



In an innovative development built with ecological sustainability in mind, this luxurious 7th floor apartment has two bedrooms, bathroom and en-suite shower room, spacious open plan kitchen/living room, west facing Juliet balcony with city views and a communal roof garden.

Pullman Haul was constructed approximately six years ago and is situated close to Brighton Mainline Railway Station with convenient access to the North Laine retail thoroughfare with its mix of shops, cafes and restaurants. The seafront/promenade, Churchill Square shopping centre and many other city centre amenities are all within easy reach.

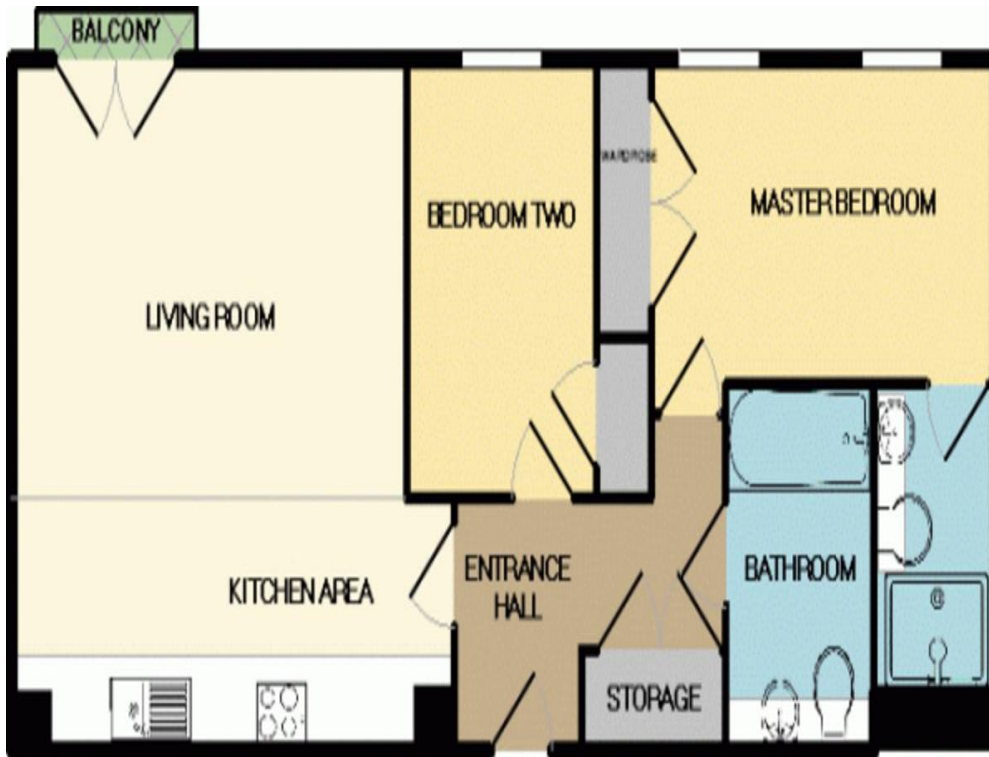
This delightful flat would be ideal as a home or investment. Many people who buy or rent these properties commute into London or Gatwick making this one of Brighton's most desirable places to live. To fully appreciate this property internal inspection is highly recommended.



Picture this...

What a perfect home to come and relax in for the weekend. Everything is literally on your doorstep, from a wide range of shops, bars, restaurants and many local attractions.

You can really soak up Brighton's cosmopolitan atmosphere as living here does not get any more central. Alternatively you can take a short walk to Brighton's famous seafront, here you can enjoy the beautiful views and sunsets this city has to offer.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Accommodation

SEVENTH FLOOR APARTMENT

ENTRANCE HALL

KITCHEN/LOUNGE
17' 7" x 16' 6" (5.36m x 5.03m)

BALCONY
(West facing Juliet balcony)

BEDROOM 2
11' 1" x 8' 5" (3.4m x 2.57m)

BEDROOM 1
15' 3" x 9' 6" (4.67m x 2.9m)

ENSUITE SHOWER ROOM

BATHROOM

OUTSIDE

COMMUNAL ALLOTMENTS





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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A		94	94
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		83	83				

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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