

Thomas House, Clifton Hill, Brighton

Asking Price of £350,000



- A delightful first floor one bedroom purpose built apartment
- Balcony and communal parking
- Excellent decorative order
- Stunning communal gardens/grounds
- Premier location only a stone's throw away from the city centre

## Flat 9 Thomas House, Clifton Hill, BN1 3EN



This beautifully presented one-bedroom apartment is located on the first floor of a modern, purpose-built development in the highly desirable Clifton Hill area of Brighton. Offering stylish interiors and finished to an excellent decorative standard throughout, the property provides an exceptional opportunity to enjoy contemporary city living in a peaceful and prestigious setting.

The apartment features a bright and spacious open-plan living area, thoughtfully designed to maximise both space and natural light. From here, doors open onto a private balcony, providing a lovely outdoor space ideal for morning coffee, quiet evenings, or entertaining guests. The sleek, modern kitchen is well-appointed with integrated appliances and high-quality finishes, while the elegant bathroom continues the home's sophisticated style. The double bedroom is generously sized and offers a calm and comfortable environment, perfect for rest and relaxation.

Set within beautifully landscaped communal gardens and grounds, the development offers a rare sense of tranquility just moments from the city centre. Residents also benefit from communal parking, adding convenience to this attractive lifestyle offering.



## Accommodation

### FIRST FLOOR

BATHROOM

BEDROOM

13' 6" x 10' 10" (4.11m x 3.3m)

OPEN PLAN

KITCHEN/LOUNGE/DINER

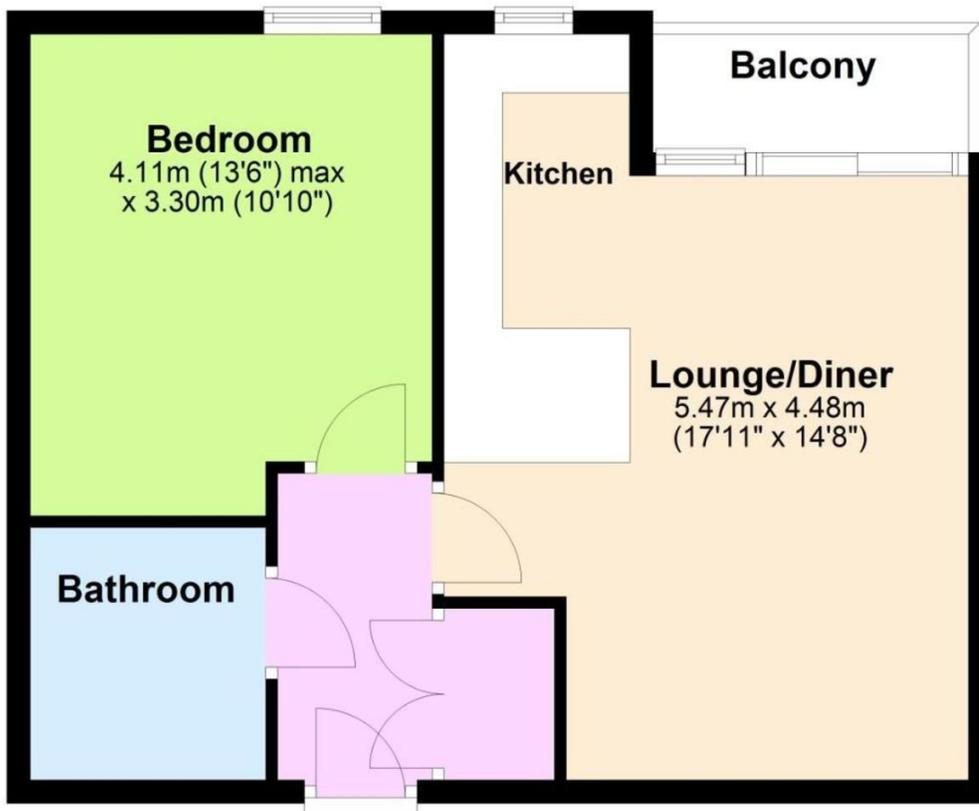
17' 11" x 14' 8" (5.46m x 4.47m)

OUTSIDE

BALCONY

## Floor Plan

Approx. 47.5 sq. metres (511.3 sq. feet)



Total area: approx. 47.5 sq. metres (511.3 sq. feet)





## 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](mailto: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	87 B	87 B
69-80	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 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](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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