



PHILLIPS & STILL

NEW STEINE, BRIGHTON

GUIDE PRICE £190,000 - £195,000





This is the perfect property for anybody who wants to experience Brighton & Hove's cosmopolitan lifestyle to the fullest! Not only are you just a stones throw away from Brighton's famous seafront but you're only minutes from Kemp Town Village with its eclectic mix of shops, cafes and restaurant. The property is also conveniently placed between the Marina, with its Casino, Health club and restaurants, and the thriving centre of Brighton, with the station providing fast and frequent trains to the Airports and London.

The flat itself has been recently renovated to a high standard and has a spacious studio room with a large bay window allowing plenty of natural light into the property, with an open plan kitchen area, a good size family bathroom and a large storage cupboard in the entrance hall. Other benefits include your own private street entrance and no onward chain.

Overall, this is a fabulous property in a sought after location and would suit anybody who's looking to enjoy all that Brighton has to offer. Whether you're looking for a second home, your first step on the property ladder or a great investment, we would recommend booking your viewing before this flat flies off of the shelf!

LOWER GROUND FLOOR

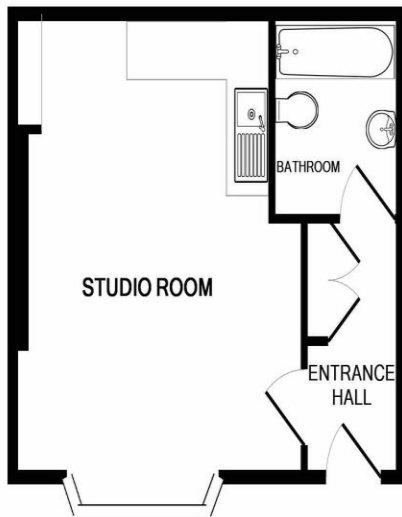
ENTRANCE HALL

STUDIO ROOM

17' 1" x 12' 8" (5.21m x 3.86m)

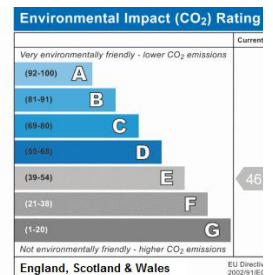
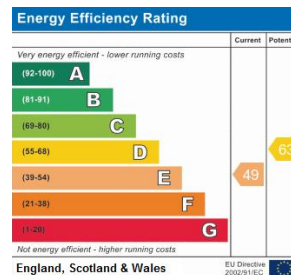
BATHROOM

7' 3" x 5' 8" (2.21m x 1.73m)



TOTAL APPROX. FLOOR AREA 286 SQ.FT. (26.6 SQ.M.)

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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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

