



- A Spacious & Well Presented First Floor Regency Conversion
- One Double Bedroom
- Bay Fronted Lounge / Diner Overlooking Norfolk Square
- Modern Kitchen / Breakfast Room
- Share Of Freehold & No Onward Chain

Norfolk Square, Brighton, BN1 2PE

Guide Price £250,000 - £260,000

This extremely spacious & well presented first floor flat has one double bedroom, beautiful high ceilings and a gorgeous outlook over Norfolk Square gardens. Situated in a Grade II listed building offering the best of Regency architecture, the seafront is moments from your door as well as the many fine eateries, cafes, boutique shops and bars on Western Road. With a share of the Freehold and no onward chain, viewings are highly recommended!



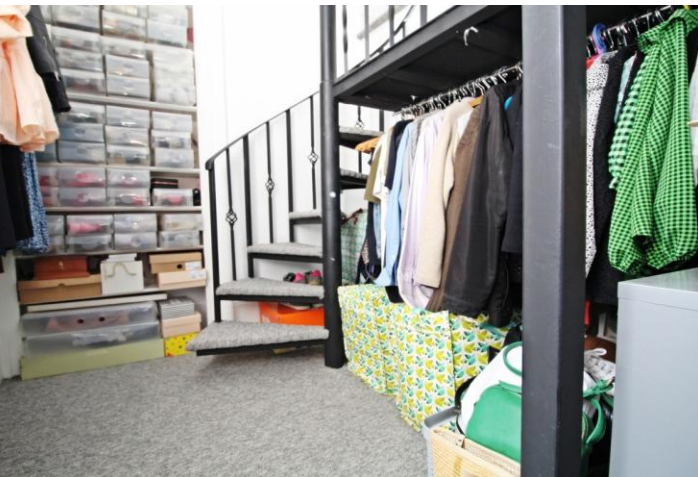
Property Description

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 staircase. 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!



FIRST FLOOR

Accommodation

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

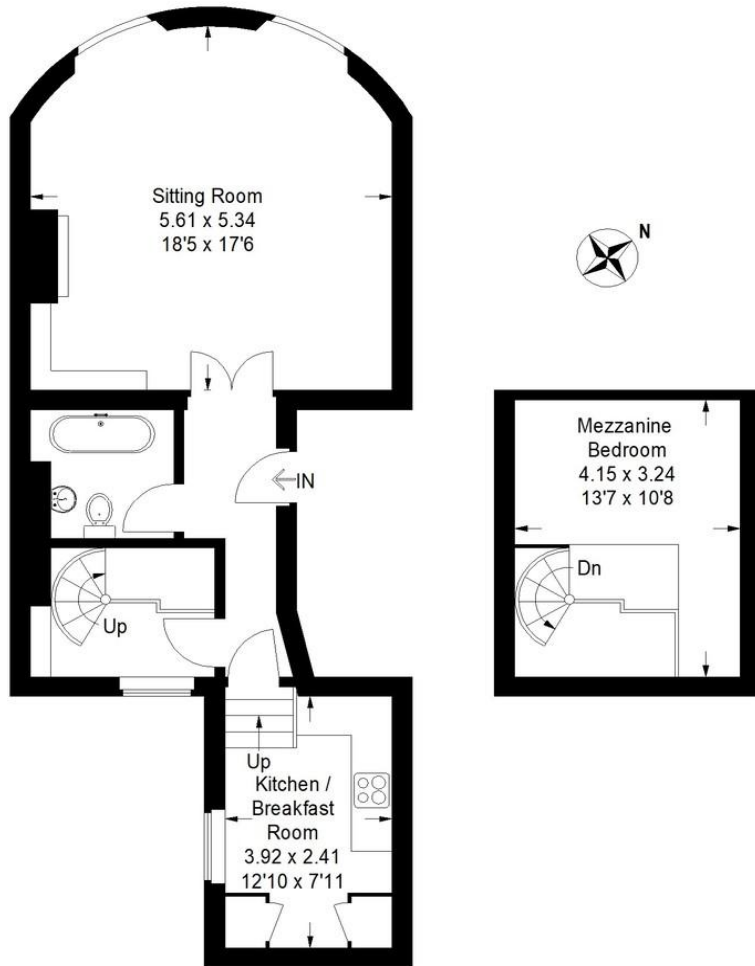
13' 7" x 10' 7" (4.14m x 3.23m) And storage
below

MODERN KITCHEN / BREAKFAST ROOM

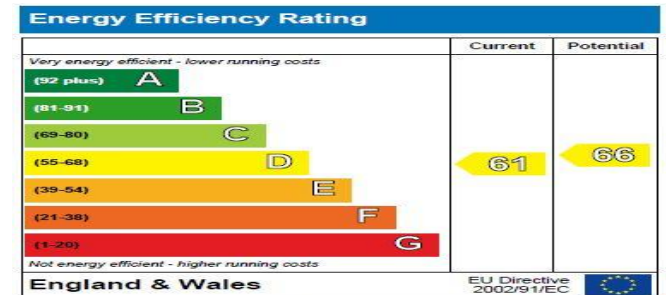
12' 10" x 7' 10" (3.91m x 2.39m)

Norfolk Square, Brighton, BN1 2PE

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



First Floor



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

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.

112 Western Road
Brighton
East Sussex
BN1 2AB

www.phillipsandstill.co.uk
01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm
Sat-Sun: 9am - 5pm

