

# PHILLIPS & STILL

London Road, Brighton

Asking Price £200,000- £225,000



- Two bedrooms
- Lounge/dining room
- Separate kitchen
- Balcony
- No onward chain

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)

18 Bourne Court, London Road, Patcham, Brighton, BN1 8QQ



A fifth floor two bedroom apartment within this sought after development opposite Withdean Park. The spacious accommodation comprises lounge/dining room, fitted kitchen, two bedrooms and a bathroom.

Further benefits include a private balcony with beautiful views over Withdean Park, garage and off street parking on a first come first serve basis. There is plenty of storage space to this apartment and the lease has recently been extended. No onward chain.



## Accommodation

### Entrance hall

Lounge/dining room  
19' 7" x 10' 2" narrowing to 8' 2"  
(5.97m x 3.1m)

Kitchen  
8' 6" x 8' 2" (2.59m x 2.49m)

Bedroom 1  
10' 4" x 9' 9" (3.15m x 2.97m)

Bedroom 2  
10' 1" x 8' 9" (3.07m x 2.67m)

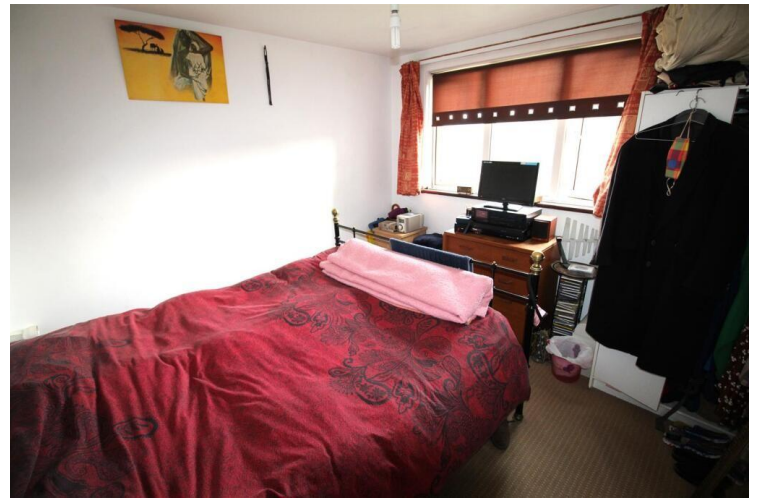
Bathroom

### Outside

Balcony

Garage





## 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		
69-80	C	70 C	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

**01273 771111**

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