



Offers In Excess Of
£300,000
Leasehold

Sillwood Place, Brighton

- A WELL PRESENTED ONE BEDROOM GARDEN FLAT
- NO ONWARD CHAIN
- CLOSE PROXIMITY TO BRIGHTON STATION
- FORMING PART OF THIS BEAUTIFUL PERIOD BUILDING
- MODERN FITTED KITCHEN & BATHROOM
- HIGHLY SOUGHT AFTER CENTRAL BRIGHTON LOCATION
- MOMENTS FROM BRIGHTON SEAFRONT

Robert Luff & Co are delighted to offer to market this beautifully presented one bedroom ground floor garden apartment forming part of this stunning period residence, ideally situated in Sillwood Place. Located just off Brighton seafront you are just a short walk over Kings Road and you are on the seafront promenade with delightful seafront walks, city cycle lanes, beach huts, independent businesses, bars and restaurants. The property is also ideally located close to Brighton mainline station and Western Road with an array of shops, bars and restaurants.

Accommodation offers entrance hall, newly fitted kitchen, living area, double bedroom with built in wardrobes and a modern fitted shower room. Other benefits include a well presented rear garden and no onward chain.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
Luff & Co**
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Accommodation

Agents Notes

Tenure: Leasehold Approx 108 Years Remaining

Service Charge: £1 700 Per Annum

EPC Rating: D

Council Tax Band: A

28 Blatchington Road, Hove, East Sussex, BN3 3YN

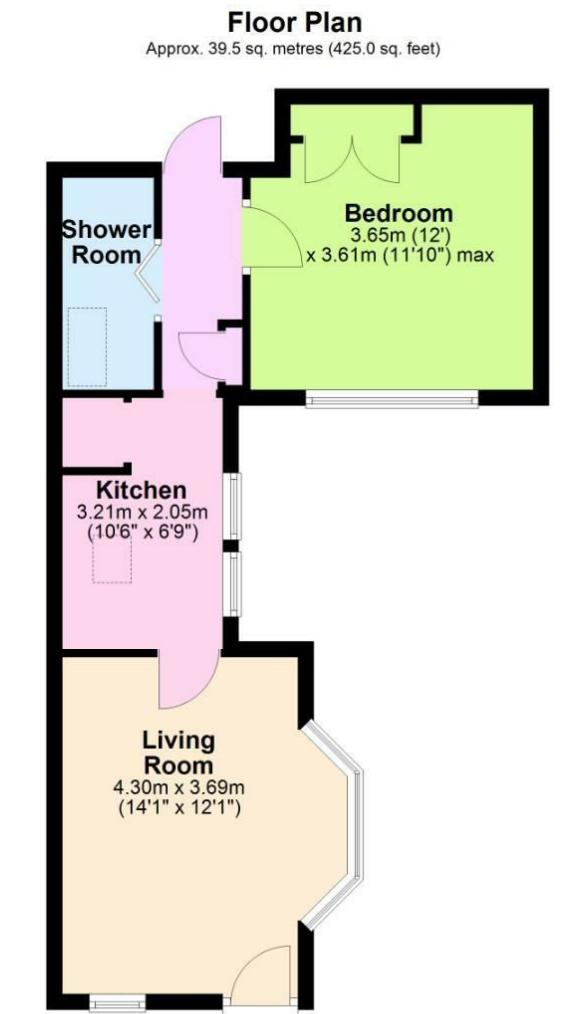
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Total area: approx. 39.5 sq. metres (425.0 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(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					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.