Sillwood Road
Brighton

HEALY & NEWSOM

EST. 1990

Sillwood Road, Brighton, BN1 2LF

£245,000

This property is situated on the first floor of an elegant, listed building. It is very well-maintained and retains original features including a grand communal lobby that serves three flats, providing a sense of exclusivity. As you enter the flat, you are greeted by an entrance hall that leads to both the reception room and the bedroom. The high ceilings throughout the property enhance the sense of space, while the crisp newly painted white décor creates a fresh and modern atmosphere.

The welcoming reception room features an impressive bay window with west facing views over this charming and historic street. Allowing for an abundance of natural light to fill the space the window also has a unique curved radiator beneath.

In the well-appointed open plan kitchen, there is another west facing window and a range of sleek white gloss storage units, an integrated washing machine, oven and ceramic hob, along with space for a fridge freezer, making it both functional and stylish.

In the double bedroom there is a double built in wardrobe providing ample storage, the sash window is west facing so this room also enjoys lots of natural light. The bathroom is thoughtfully designed, featuring a shower enclosure, a vanity unit, and a separate door leading to the W.C, ensuring convenience and privacy.

The property is sold with a share of the freehold, ensuring a secure investment, and there is no onward chain, making it an ideal choice for first-time buyers or those looking for a charming retreat in the heart of Brighton. With 117 years remaining on the lease, this flat offers a wonderful opportunity to enjoy a vibrant lifestyle in one of the most sought-after coastal cities.

Location

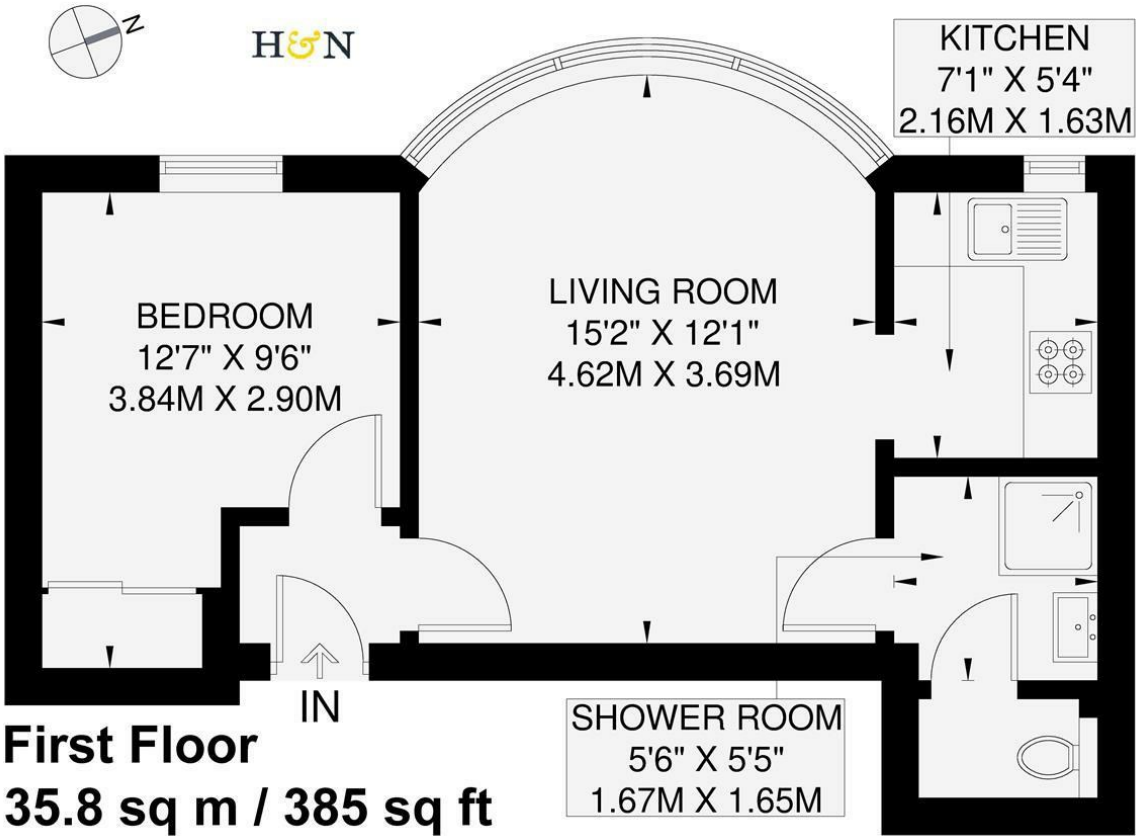
The property is located within the Regency Square conservation area, originally known as part of "Western Cottages," the road was developed in part by the sister of Thomas Kemp, the developer of Kemp Town. It was historically a residential area for more affluent citizens and contains some of the finest examples of Brighton’s famous Regency architecture. There is a blue plaque on number 11 Sillwood Road, where landscape and portrait painter John Constable lived and worked in the 1820s, adding to the historical significance of this street.

Situated in a convenient location with easy access to Brighton promenade and beach (less than 0.3 miles in distance). Along the promenade there is the i360 attraction and Brighton Pier. There are many shops and eateries in the nearby Western Road with its main shopping thoroughfare and Waitrose supermarket is just moments from your door step. There are also excellent road links and bus routes as well as a vast array of amenities, Brighton mainline train station is under a mile in distance, providing direct access to Gatwick Airport, London Victoria and surrounding areas for those who need to commute.

Additional Information

(Outgoings as advised by our client)
EPC rating: D
Internal measurement: 385 Square feet / 35.8 Square metres
Tenure: Share of Freehold, approximately 117 years remaining on the lease.
Maintenance charges: Split equally, ad hoc basis, self managed.
Buildings Insurance: £618.45 per year
Council tax band: A
Parking zone: Z

Approximate Gross Internal Area
35.8 sq m / 385 sq ft



First Floor
35.8 sq m / 385 sq ft

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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	Measuring Points	CH	Ceiling Height
S	Storage Cupboard	T	Hot Water Tank
W	Fitted Wardrobes	FF	Integrated Fridge / Freezer
	Garden Shortened for Display		Head Height Below 1.5m
	Skylight	B	Boiler

VERY IMPORTANT NOTES
Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser.

2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).

3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.

4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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