



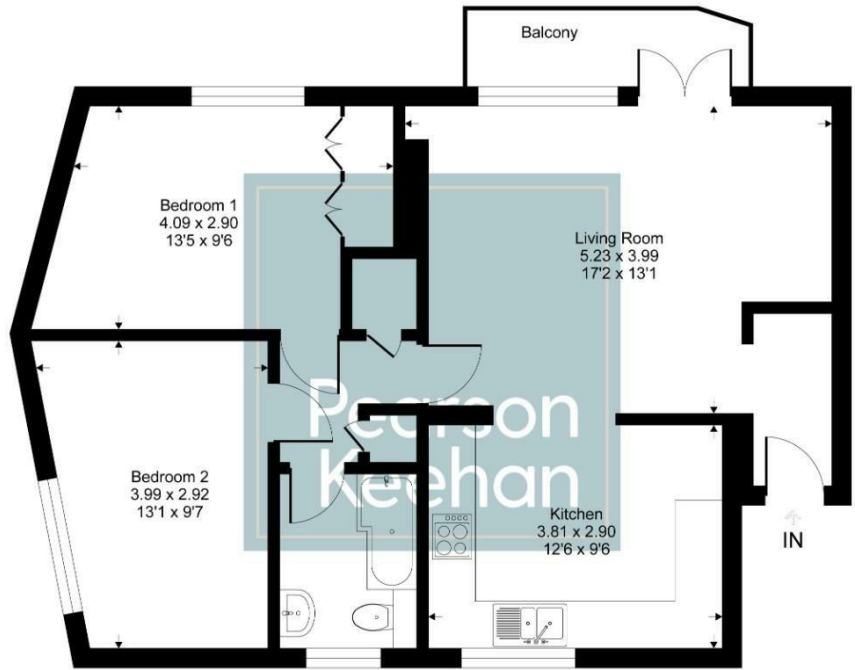
Butts Road, Brighton, Southwick BN42 4DS

Guide price £220,000 - Leasehold

Guide Price: £220,000-£230,000

### Coates Court, BN42

Approximate Gross Internal Area = 67.4 sq m / 726 sq ft



This spacious and well designed two-bedroom apartment in Coats Court offers an excellent opportunity for first-time buyers and investors alike. Ideally located near Southwick Railway Station and the many amenities of Southwick Square, it combines convenience with modern living.

Upon entering, you are welcomed by an abundance of natural light that enhances the sense of space. The expansive open-plan kitchen and living area create a perfect setting for both entertaining and relaxation. The apartment features two generously sized double bedrooms, one of which benefits from ample built-in storage. A modern family bathroom completes the accommodation.

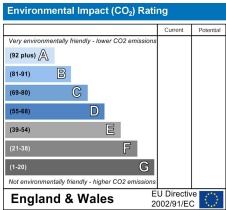
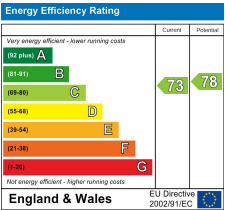
A standout feature of this property is the private balcony, ideal for soaking up the morning sun or enjoying a peaceful retreat. Situated within a well-maintained development, residents also benefit from communal spaces and a private storage cupboard.

Coates Court enjoys a prime location near Southwick Railway Station, offering excellent transport links, including convenient bus routes to Brighton City Centre making this property an ideal choice for commuters and families alike. Just a short distance away, Southwick Square provides a wealth of amenities, including supermarkets, popular coffee shops, and restaurants, ensuring everything you need is within easy reach.

The property is sold with the added benefit of no onward chain.

#### Council Tax: B

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture.



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