



## Sillwood Terrace, Brighton, BN1 2LR

£1,450

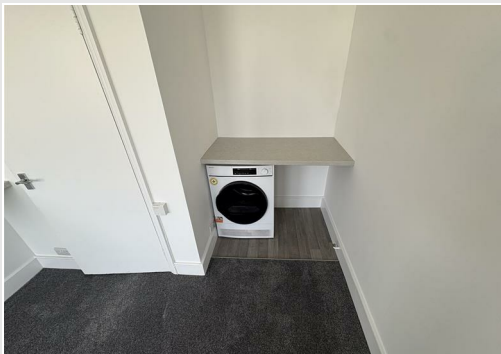


- Newly Refurbished
- New Carpets
- Electric Heating
- Part Sea Views

- Two Bedrooms
- Unfurnished
- Top Floor
- Central Location

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### Summary

Nestled in the vibrant heart of Brighton, this charming two-bedroom flat on Sillwood Terrace offers a delightful blend of modern comfort and coastal charm. This property has been newly refurbished, ensuring a fresh and contemporary living space for its future occupants.

The layout is thoughtfully designed, providing a spacious open plan living area that is perfect for both relaxation and entertaining. The two well-proportioned bedrooms offer ample space and have limited sea views.

One of the standout features of this home is its top-floor position, which not only provides a sense of privacy but also allows for part sea views, adding a picturesque element to your daily life. The central location means you are just a stone's throw away from Brighton's bustling shops, cafes, and the beautiful seafront, making it an ideal spot for those who enjoy the vibrant lifestyle the city has to offer.

### Open Plan Lounge / Kitchen

17'9x15'6 (5.41mx4.72m)  
Good size open plan Kitchen Lounge with large bay window over looking Western Road. The kitchen is a new modern white gloss style with breakfast bar. New carpets / lino.

### Additional information

Parking Zone - Z  
EPC - E  
Council Tax - B

### Bedroom One

9'3x16'9 (2.82mx5.11m)  
Good size double bedroom with carpets

### Bedroom Two

8'2x13'6 (2.49mx4.11m)  
Good size double bedroom with carpets

### Shower Room

fully tiled shower room with walk in shower, wash hand basin and wc.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

