



PHILLIPS & STILL

BAKER STREET, BRIGHTON
OFFERS IN EXCESS OF £200,000





Come and take a look at this lovely top floor converted one bedroom apartment. It is in great condition throughout including both separate kitchen and living room. Situated conveniently close to London Road, the property is perfect for anyone who is looking to commute to Gatwick or London Victoria.

Local shops and amenities are available a stone's throw away and include Sainsbury's so you can stock up on the essentials when you need to.

Preston Park is also within walking distance and has a variety of recreational facilities available such as a playground area, two cafes, bowling green, tennis courts, cycling track and large playing fields which are great for those Sunday walks and picnics.

FIRST FLOOR

ENTRANCE HALL

SITTING ROOM

11' 10" x 9' 5" (3.61m x 2.87m)

KITCHEN

8' 9" x 5' 6" (2.67m x 1.68m)

BEDROOM

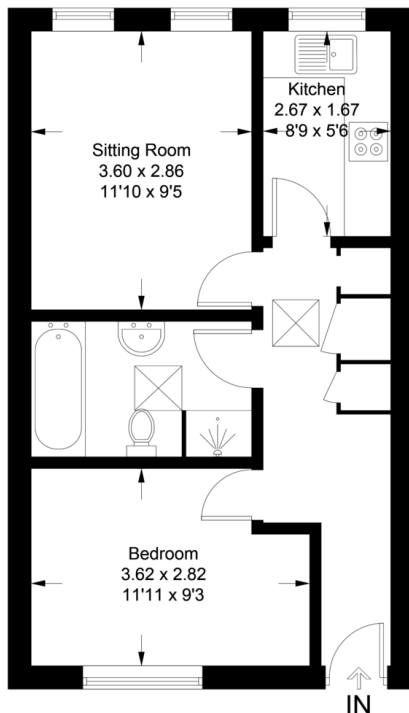
11' 11" x 9' 3" (3.63m x 2.82m)

BATHROOM

EPC TBC

Baker Street, Brighton, BN1 4JN

Approximate Gross Internal Area = 38.2 sq m / 411 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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