

# PHILLIPS & STILL

May Road, Brighton

Asking Price £135,000



- **Delightful Ground Floor Studio Flat**
- **Own Private Entrance**
- **Perfect First Time Or Investment Buy**
- **Good Decorative Order**
- **No Onward Chain**

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## Ground Floor Flat, 54 May Road, Brighton, BN2 3EB



This delightful property is located in the vibrant and ever changing heart of Hanover area, with "the level" park and Brighton mainline station only a short walk away. Living here you'll really appreciate the hustle and bustle of life in the city with a variety of independent shopper, coffee houses and restaurants only moments away on Lower road and London road. The Sussex Hospital is also easily accessible for anyone that may need to be near for work

The accommodation comprises of a studio room, shower room, kitchen and its own private street entrance. The flat is in good decorative order and ready for anyone to move straight into, it also comes with electric storage heating. This is the perfect home investment purchase and is being offered with no ongoing chain.



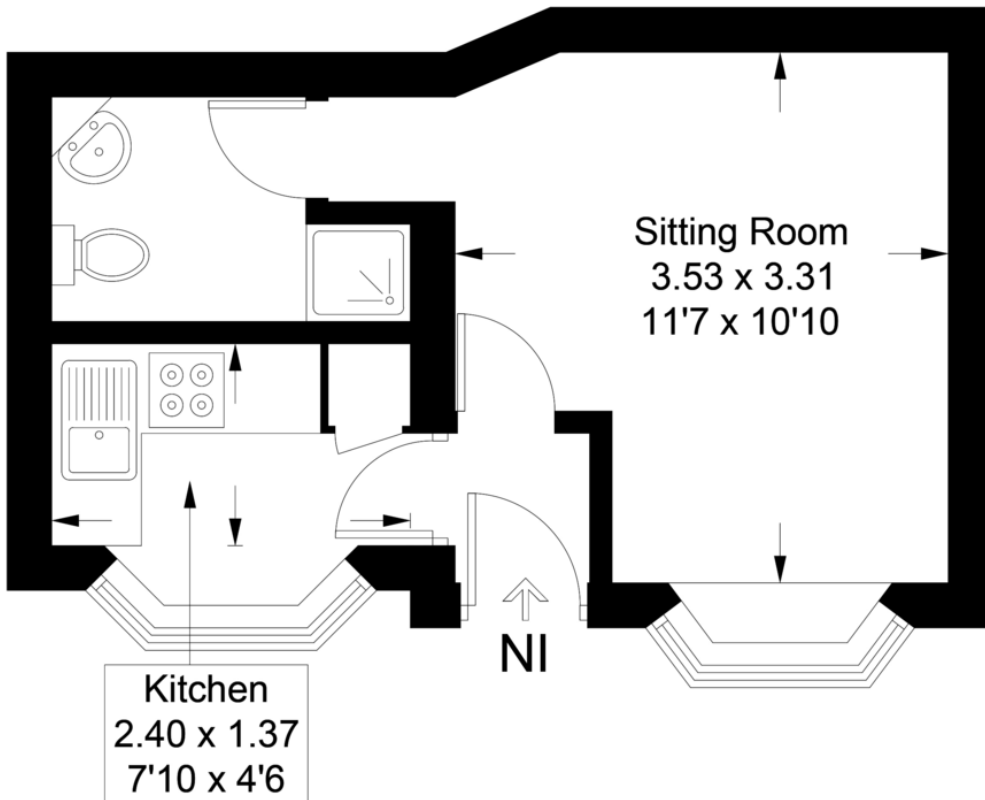
## Picture this...

Imagine how it would feel to be able to walk out of your front door and take a short stroll into the centre of Brighton! There you can choose from an excellent array of nightlife and a wide selection of trendy restaurants, cafes, bars and public houses as well as a wide range of supermarkets and helpful little shops.

Alternatively, why not hop on a bus and take a short ride slightly further out of town to enjoy all that Sussex has to offer.

**May Road, Brighton, BN2 3EB**

Approximate Gross Internal Area = 20.3 sq m / 218 sq ft



**Ground Floor**

## Accommodation

### GROUND FLOOR

ENTRANCE HALL

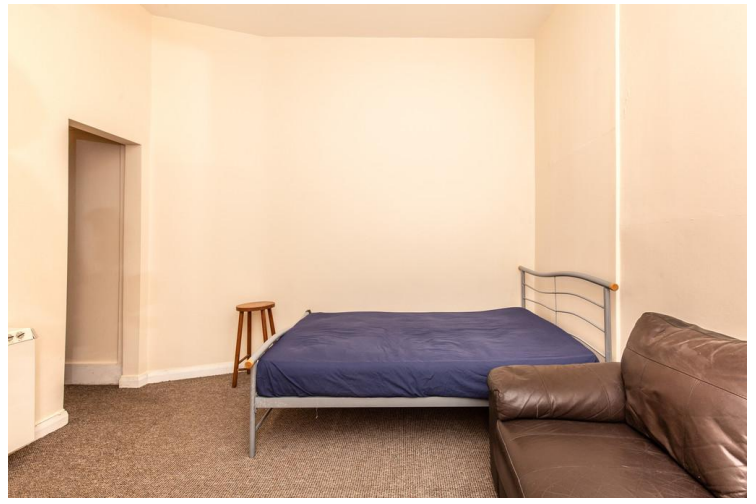
SITTING ROOM  
11' 6" x 10' 10" (3.53m x 3.31m)

KITCHEN  
7' 10" x 4' 5" (2.40m x 1.37m)

SHOWER ROOM







## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

EPC COMING SOON

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.helptobuy.org.uk](http://www.helptobuy.org.uk)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)  
<http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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