



## FLAT 3, 16 SILLWOOD ROAD BRIGHTON, BN1 2LF

LEASEHOLD

Guide Price £220,000 - £230,000. Fantastic apartment in popular city central location. Occupying the top floor of this attractive period building within the Regency Conservation area. The property benefits from plenty of natural light and well presented accommodation comprising; double bedroom, bathroom and impressive open plan living area with bespoke fitted kitchen, feature fireplace and west facing sash windows.

This popular road is remarkably quiet, considering its central location with almost immediate access to local shops, cafes and restaurants. The seafront is moments away and there are plenty of transport links including Brighton mainline station providing regular and direct links to London.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





### Flat 3, 16 Sillwood Road

Approximate Gross Internal Area = 38.0 sq m / 409 sq ft

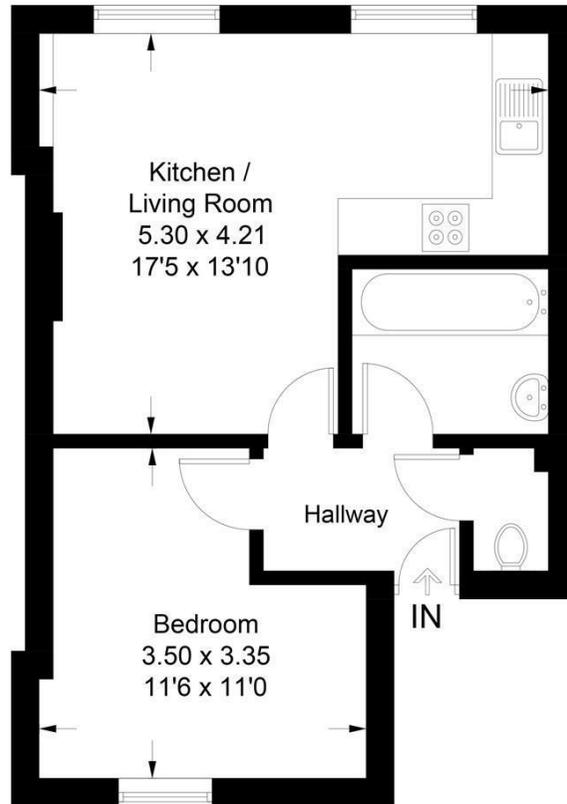


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1249287)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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