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## 1 Sillwood Mansions 9 Sillwood Place

Brighton, BN1 2LH

Guide Price £450,000

Guide price £450,000 - £475,000

A well-presented two double bedroom apartment in a Grade II listed building in the centre of Brighton but in a quiet tucked away position close to the seafront.

Sillwood Mansions in Sillwood Place is tucked away in a tranquil setting with a community feel yet located in the heart of the city and is within a moment's walk of Western Road where numerous shops, bars, restaurants, and other entertainments are to be found along with Churchill Square shopping mall. Brighton seafront is a stones throw away whilst Brighton mainline station is within walking distance providing north bound commuter links with London/the city.

Through well maintained communal hallway the front door opens into the entrance hall which has a feature part ground floor. There is a large utility cupboard with space and plumbing for washing machine. A spacious and fully second dressed living room with panelling, high ceilings and arched windows adding character overlooks the front and a double bedroom next door also faces the front. An internal bathroom/WC has a separate shower with a freestanding bath and the main bedroom to the rear has floor to ceiling fitted storage. The kitchen has ample cupboard and drawer storage and integrated appliances and is at the rear of the flat.

A must see flat!

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.

- Council tax band C
- Share of the freehold
- Maintenance £2200 pa includes water rates
- 961 years remaining on lease



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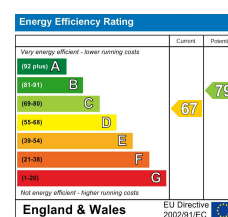
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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