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## 58 Osprey House Sillwood Place

Brighton, BN1 2NE

Offers In The Region Of £265,000

A well-presented one bedroom apartment on the sixth floor with a west facing balcony with sea views and an allocated underground parking space offered for sale with a share of the freehold.

Osprey House 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 stone's throw away whilst Brighton mainline station is within walking distance providing north bound commuter links with London/the city.

Through the communal hallway a lift takes you to the sixth floor. The front door opens into an L shaped hallway which has two useful storage cupboards. The good-sized bedroom looks out towards the sea in a westerly direction and the bathroom/WC is opposite. The open plan living/dining/kitchen has sliding patio doors out to the west facing balcony a perfect place to take in the evening sunset. The kitchen itself is new and is well equipped with integrated appliances and has space for washing machine.

- Share of the freehold
- Maintenance £258.75 pcm includes hot water and heating
- 958 years remaining on the lease
- Allocated parking space number 58
- Council tax band B

### 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.



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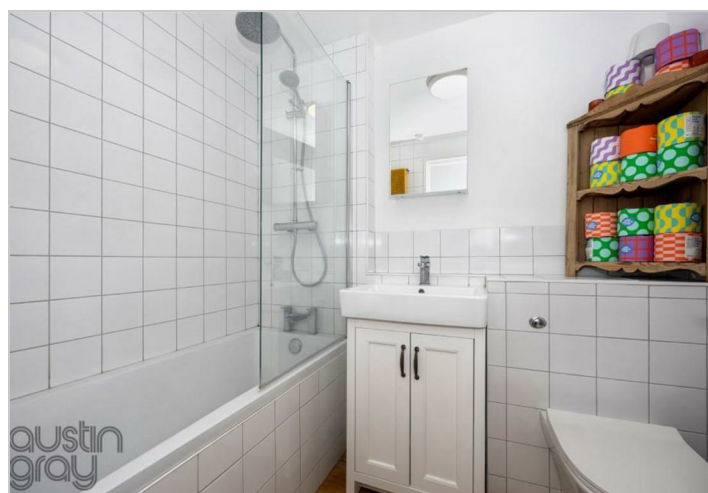
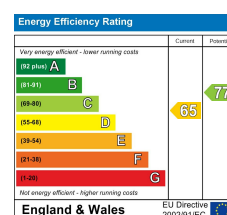
## Floor Plan



## 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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