



Apartment (EPC Rating:)

47 TILLSTONE STREET, BRIGHTON, BN2 0BD

£1,650

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Brighton

Located in the heart of Brighton, this charming two-bedroom apartment on Tillstone Street offers a delightful blend of comfort and convenience.

The layout features two well-proportioned reception rooms, including a welcoming living room and a separate dining space, ideal for entertaining guests or enjoying quiet evenings at home. The two bedrooms provide ample space for relaxation, making it suitable for professionals, couples, or small families.

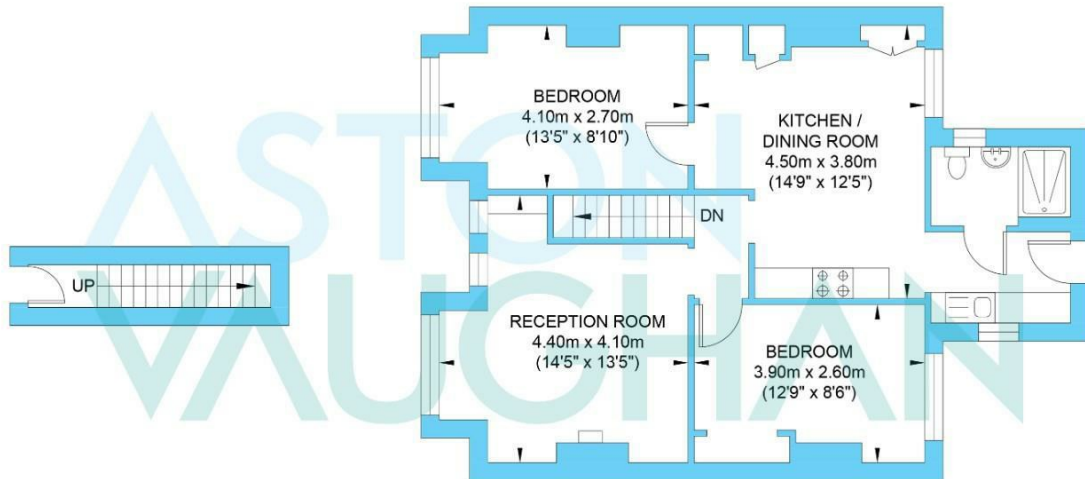
One of the standout features of this property is the private patio garden, a rare find in urban settings. This outdoor space is perfect for enjoying a morning coffee or hosting summer barbecues, offering a peaceful retreat from the hustle and bustle of city life.

The location is superb, situated next to the picturesque Queens Park and within easy reach of the local hospital, making it an excellent choice for those who value accessibility to amenities. The apartment is offered unfurnished, allowing you the freedom to personalise the space to your taste.

In summary, this delightful two-bedroom flat on Tillstone Street presents a wonderful opportunity to experience the best of Brighton living, combining a prime location with charming features and a private outdoor space. Don't miss the chance to make this lovely apartment your new home.



Tillstone Street



Ground Floor
Approximate Floor Area
30.13 sq ft
(2.80 sq m)



First Floor
Approximate Floor Area
663.91 sq ft
(61.68 sq m)

Approximate Gross Internal Area = 64.48 sq m / 694.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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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 are advised to recheck the measurements.