



**FOSTER**  
**CO.**

# Powis Square

Brighton, BN1 3HG

**Guide price £325,000**

**\*\* Guide Price £325,000 - £350,000 \*\***

Located in the sought-after Powis Square, this beautifully presented top-floor apartment offers Share of Freehold, stylish living, versatile space, and far-reaching views across the city and down to the sea.

The property comprises a bright and spacious double bedroom, a good size bathroom, and an inviting open-plan living and dining room. Bi-folding doors open directly onto a generous private balcony, perfectly positioned to enjoy the stunning cityscape and coastal outlook with nothing but sea views.

The apartment also benefits from a separate galley kitchen, recently renovated to a high standard with sleek finishes and contemporary fittings.

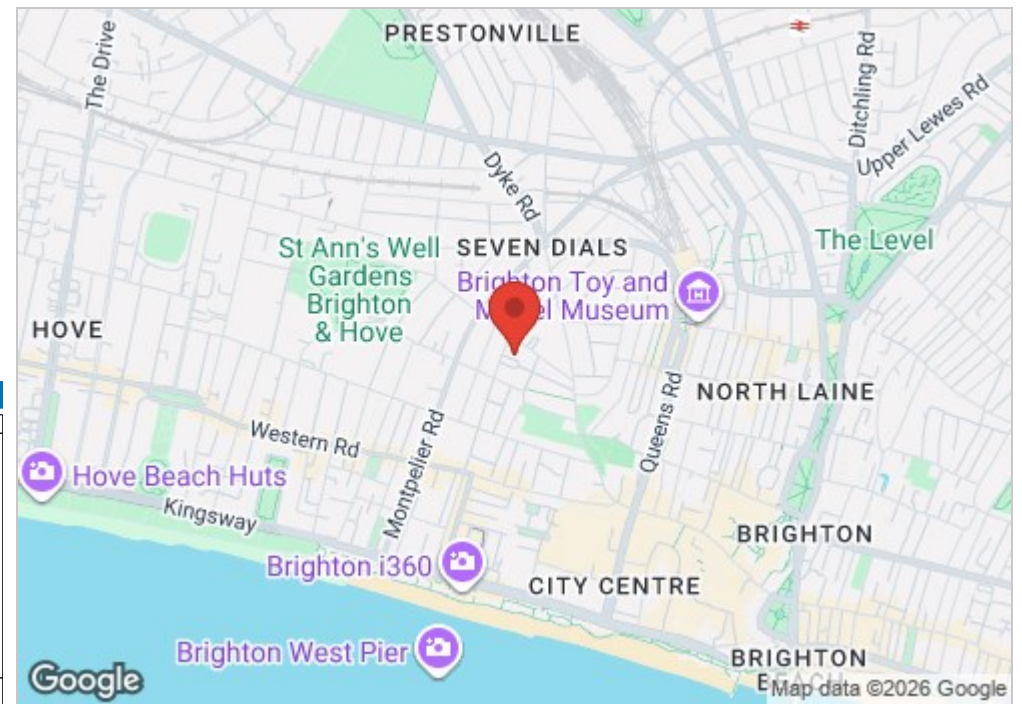
A rare feature of this home is the additional space found in the communal hallway: Two further storage rooms, one currently used as a utility area housing a washing machine and dryer, and the other offering excellent versatility – ideal as a home office, creative studio, or even a guest bedroom.

With its prime central location, superb finish, and unique layout, this exceptional property combines convenience, style, and flexibility in one of Brighton's most desirable addresses.



- Guide Price £325,000 - £350,000
- Sea Views
- Close To Brighton Station
- One Double Bedroom
- Powis Square
- South Facing Balcony
- City Centre Location
- Two Storage Rooms
- One Bathroom
- Share Of Freehold

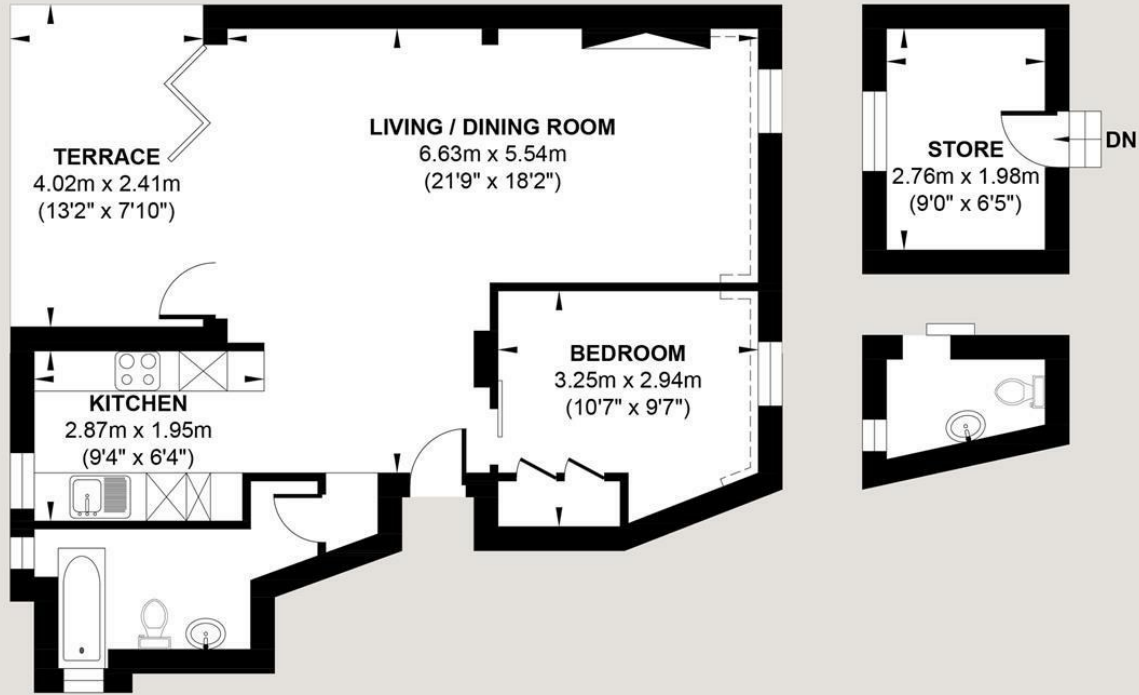
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	75
55	
England & Wales	
EU Directive 2002/91/EC	



# POWIS SQUARE

Approx. Gross Internal Floor Area = 49.45 sq m / 532.27 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



TOP FLOOR

**Approximate Floor Area**

532.27 sq ft  
(49.45 sq m)

OUTBUILDINGS

**Approximate Floor Area**

81.91 sq ft  
(7.61 sq m)



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All measurements are approximate

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