

Ft 3,6 Clifton Terrace, Brighton, BN1 3HA
£350,000

A truly unique one bedroom maisonette situated on one of Brighton's most favoured and sought after locations with access to the residents secluded private gardens.

Clifton Terrace lies adjacent to Clifton Place and Dyke Road and is one of the most prestigious and sought after roads in the Clifton Conservation area located with a short walk of Brighton mainline station and the bustling City Centre and seafront.

A unique opportunity to purchase a quite individual rear facing one bedroom maisonette with a share of the freehold, considered to be in very good order throughout having been well maintained in recent years by the current owners and benefits from a separate kitchen, modern bathroom, gas central heating, sash windows and small paved patio garden.

Glazed communal front door with carpeted stairs rising up to

Front door which opens into

Open plan sitting room 20' x 16' (6.10m x 4.88m)

Sash bay window to the rear enjoying an elevated aspect, oak flooring, high skirtings, picture rail and corniced ceiling, radiator, telephone entry system, spiral staircase descends to lower floor, door and steps down to the

Kitchen 10' x 7' (3.05m x 2.13m)

Range of solid wooden work surfaces with cupboard and drawer storage above and below, inset one and a half bowl sink with mixer tap, four ring gas hob extractor hood above, fan assisted oven below, integrated fridge, pull out larder storage, space and plumbing for washing machine and slimline dishwasher, opaque window part tiled walls, further storage, spot lighting, part tiled walls.

From the sitting room spiral staircase leads down to vestibule, tiled floor, radiator.

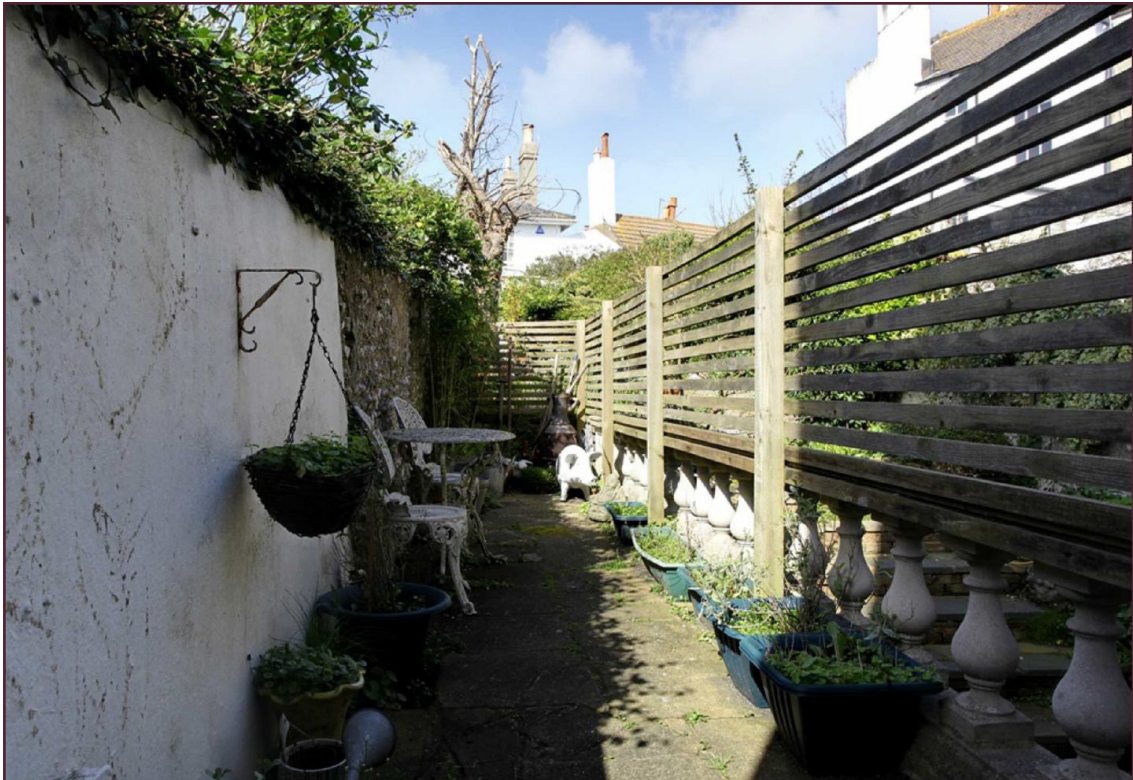
Bedroom 14' x 13'6 into bay (4.27m x 4.11m into bay)

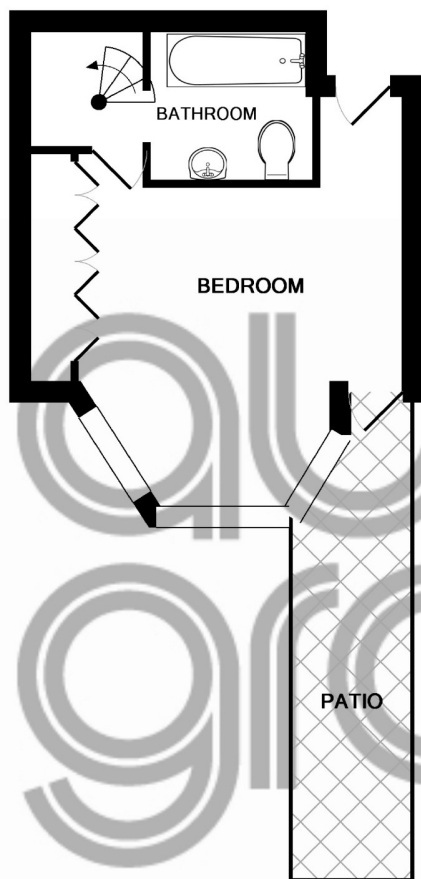
Fitted wardrobes to one wall, sash bay windows to the rear panelling beneath, tower radiator, spot lighting wired smoke alarm, glazed door leading out to

Small paved patio.

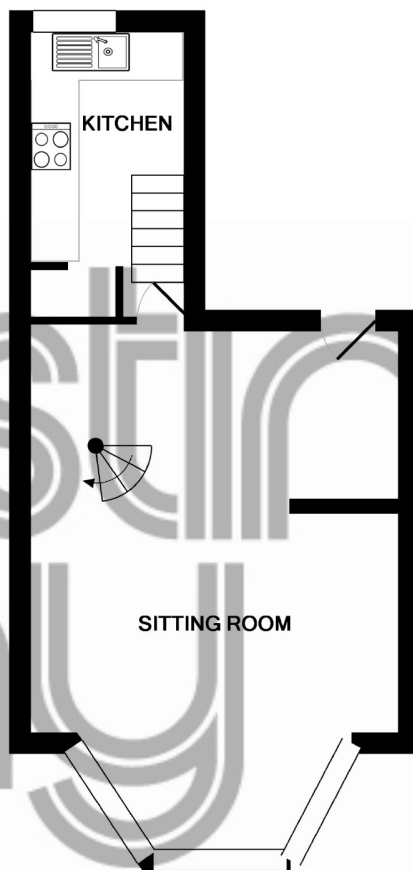
Bathroom

White suite comprising of enamelled bath, enclosed cistern WC, wash basin, fitted storage, towel radiator, spot lighting, extractor fan.





LOWER FLOOR
APPROX. FLOOR
AREA 278 SQ.FT.
(25.8 SQ.M.)



UPPER FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 680 SQ.FT. (63.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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