

PHILLIPS & STILL

East Street, Brighton

Guide Price £350,000 to £375,000



- A good size second floor two bedroom apartment
- Occupying a fantastic mansion building
- A stone's throw from Brighton seafront
- Lift within building & sea views
- No onward chain

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Clarendon Mansions, 80 East Street, Brighton, BN1 1NF



Nestled within an iconic mansion building on East Street, Brighton, this generously sized two-bedroom apartment occupies a desirable position on the second floor. Perfectly situated just a stone's throw from the vibrant Brighton seafront, this property offers an exceptional opportunity to experience coastal living at its finest. Whether you're seeking a permanent residence or a serene weekend retreat, this apartment delivers comfort, convenience, and character in equal measure.

The property features well-proportioned living spaces, thoughtfully designed to provide a balance of functionality and style. The layout ensures each room is bright and welcoming, with ample natural light streaming through, creating a warm and inviting atmosphere. The bedrooms are spacious and versatile, while the living area is ideal for relaxing or entertaining. The charm of the mansion building adds a timeless elegance to the property, making it a standout in the heart of Brighton.

Located just moments from the iconic beach and promenade, this home places you at the center of one of Brighton's most dynamic and sought-after neighborhoods. East Street is renowned for its vibrant atmosphere, brimming with boutique shops, cafés, and fine dining options, while the nearby Lanes offer a unique shopping and cultural experience. The proximity to excellent transport links ensures easy access to the surrounding areas, including a direct route to London, making it an ideal choice for commuters or city dwellers seeking a seaside escape.

With the added benefit of no onward chain, this property presents a rare and exciting opportunity to secure a home in one of Brighton's premier locations. Whether you envision it as your primary residence or a relaxing getaway, this apartment promises a lifestyle of convenience, charm, and coastal beauty.



Accommodation

SECOND FLOOR

ENTRANCE HALL

KITCHEN
8' 9" x 12' 3" (2.67m x 3.73m)

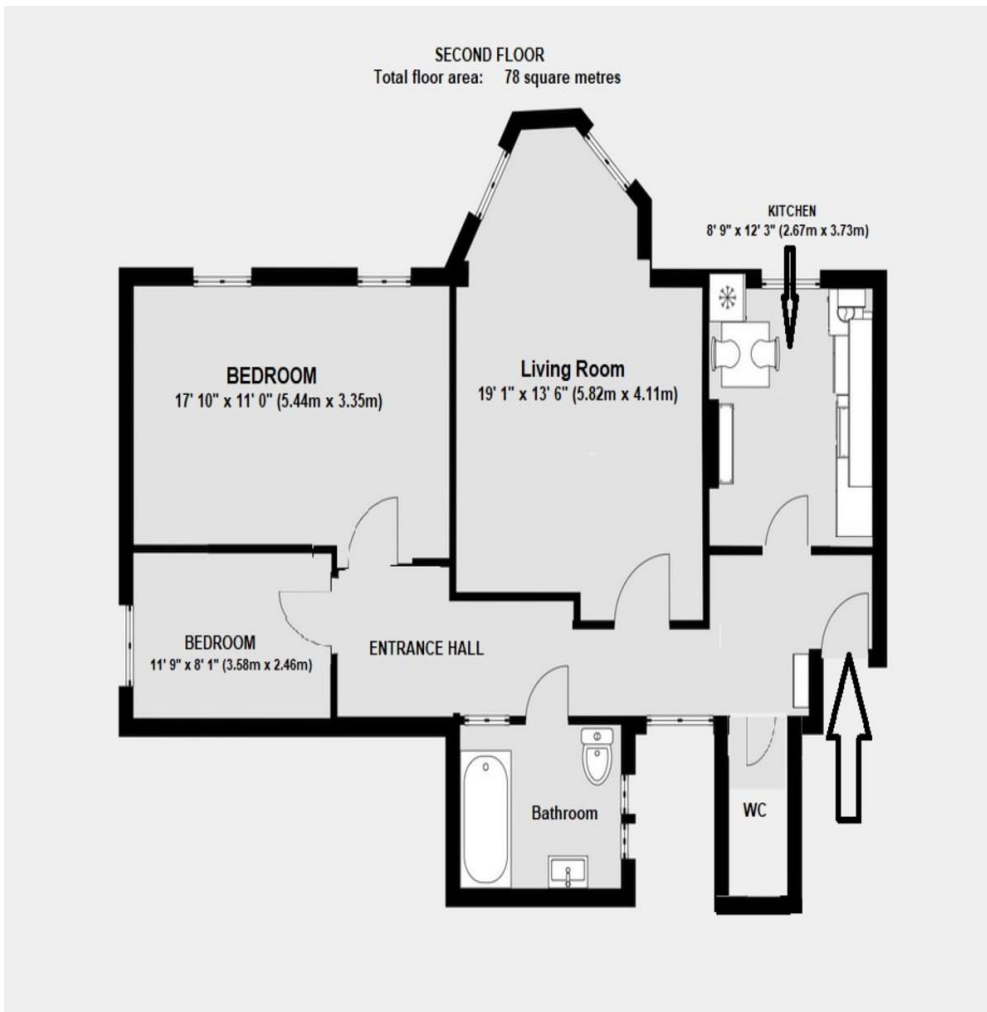
LOUNGE
19' 1" x 13' 6" (5.82m x 4.11m)

BEDROOM
17' 10" x 11' 0" (5.44m x 3.35m)

BEDROOM
11' 9" x 8' 1" (3.58m x 2.46m)

BATHROOM

WC

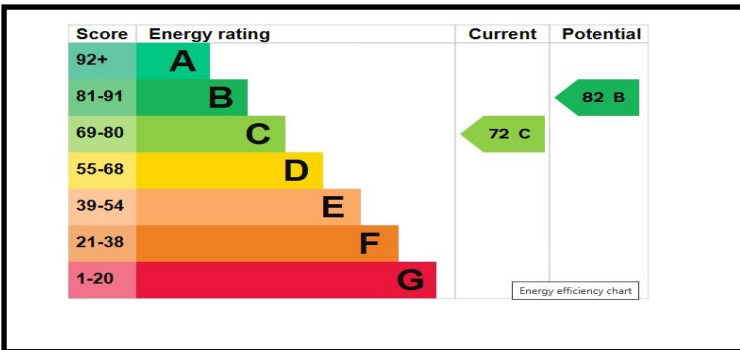




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales 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.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk