

PHILLIPS & STILL



- Delightful Ground & Lower Ground Floor Maisonette
- Double Bedroom
- Spacious Lounge / Dining Room
- Good Condition Throughout
- Sought After Central City Location

Clarence Square, Brighton, BN1 2ED

Guide Price Of £240,000 - £250,000

This really is a delightful one bedroom maisonette situated in the heart of Brighton. On the lower level you have a good size double bedroom, the ground floor hosts a spacious open plan Sitting Room/kitchen and a stylish family bathroom. Everything is literally on your doorstep here and you can really enjoy the hustle and bustle of this exciting cosmopolitan City.



Property Description

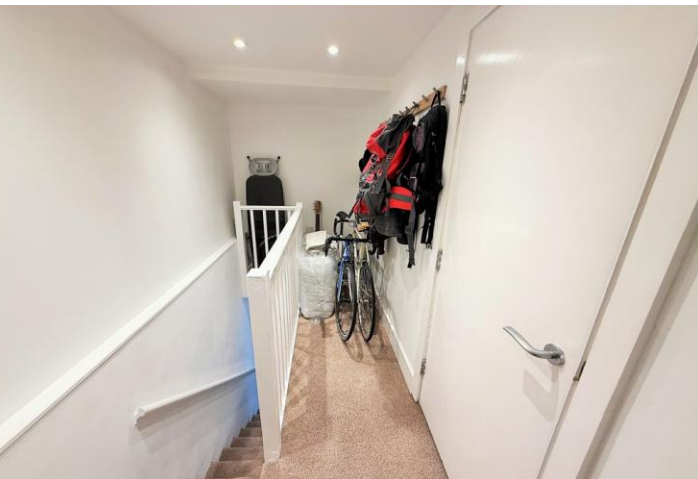
Located in the highly sought-after Clarence Square, this delightful one-bedroom maisonette offers an exceptional opportunity for those seeking a home in the very heart of Brighton. Spanning the ground and lower ground floors, this well-presented property is in good condition throughout, making it an ideal choice for first-time buyers, professionals, or investors looking for a prime city-centre location.

The spacious lounge and dining area provide a comfortable and versatile living space, perfect for both relaxing and entertaining. The well-proportioned double bedroom, located on the lower ground floor, offers a peaceful retreat with ample space for storage. The property has been maintained to a good standard, ensuring a comfortable and inviting atmosphere throughout.

Clarence Square is a very central location, placing you within moments of Brighton's vibrant shops, restaurants, and bars, as well as the famous seafront and excellent transport links. Whether you're commuting, enjoying the city's cultural attractions, or simply looking for a home in an unbeatable location, this maisonette offers the best of Brighton on your doorstep.

With no onward chain, this charming property presents a fantastic opportunity for a hassle-free move. Whether as a permanent home, a city retreat, or a sound investment, this maisonette is a rare find in one of Brighton's most desirable locations.





Accommodation

GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM
21' 11" x 10' 3" (6.68m x 3.12m)

KITCHEN
11' 1" x 8' 8" (3.38m x 2.64m)

BATHROOM

LOWER GROUND FLOOR

BEDROOM
15' 8" x 10' 9" (4.78m x 3.28m)

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Approximate Gross Internal Area
60.3 sq m / 649 sq ft

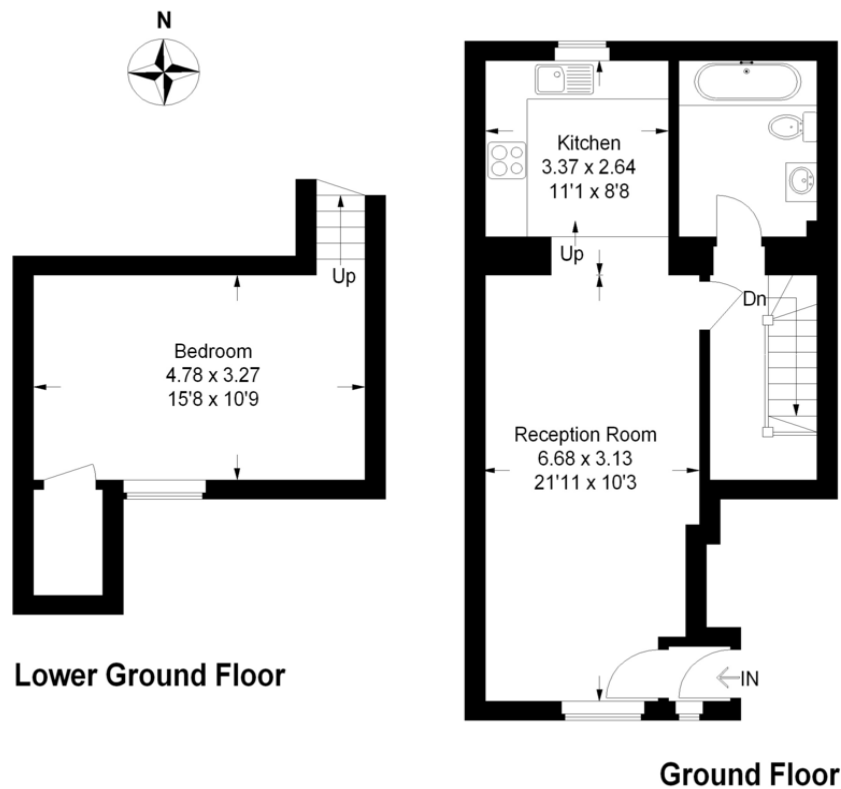


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2015

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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