



Flat 4, 11, Clarence Square, Brighton, BN1 2ED

**Spencer
& Leigh**

Flat 4, 11, Clarence Square,
Brighton, BN1 2ED

£1,250 Per Calendar Month -

- Well presented one bedroom flat
- Ideally located on the first floor
- Pleasant view over Clarence Square
- Spacious lounge dining room
- Modern fitted kitchen
- White bathroom suite
- Electric heating
- Available immediately, unfurnished or part furnished
- Popular location near city centre and seafront
- Viewing highly recommended

Situated on the first floor of this attractive period building, this well presented one bedroom flat is not one to be missed. Upon entering, the spacious lounge with high ceilings and a pleasant view over Clarence Square certainly does impress. There is a modern fitted kitchen with appliances, a white bathroom suite and a double bedroom, which if desired, has a double bed and mattress included within the tenancy. The interior provides a bright and airy living space and has electric heating. Local amenities and the seafront are on your door step here, just in time for the summer! Viewing is highly recommended. COUNCIL TAX BAND: A



Prime location ideal for all amenities on either Kings Road or Western Road and opposite the British Airways i360. Being a moments stroll from the beach and situated on Regency Square itself with Preston Street at the top of the road with many bars and restaurants to choose from.



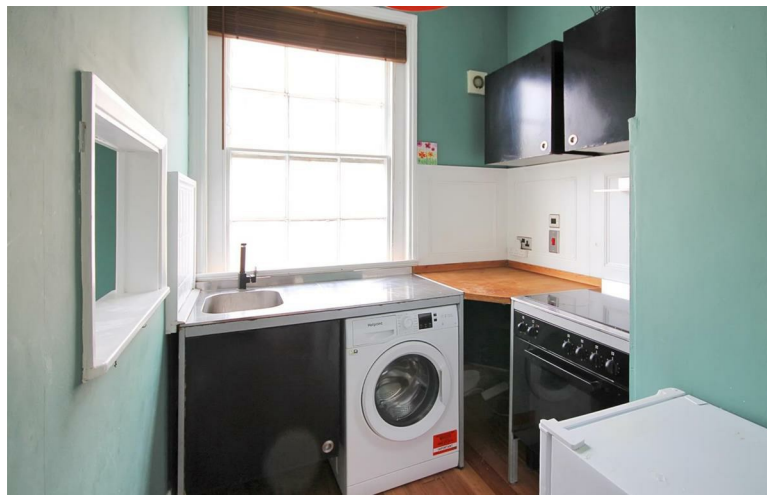
Entrance hall

Kitchen

Living room
15'9 x 12'7

Bedroom
11'6 x 10'8

Bathroom



Council:- Brighton & Hove City Council
Council Tax Band:- A

Energy Efficiency Rating

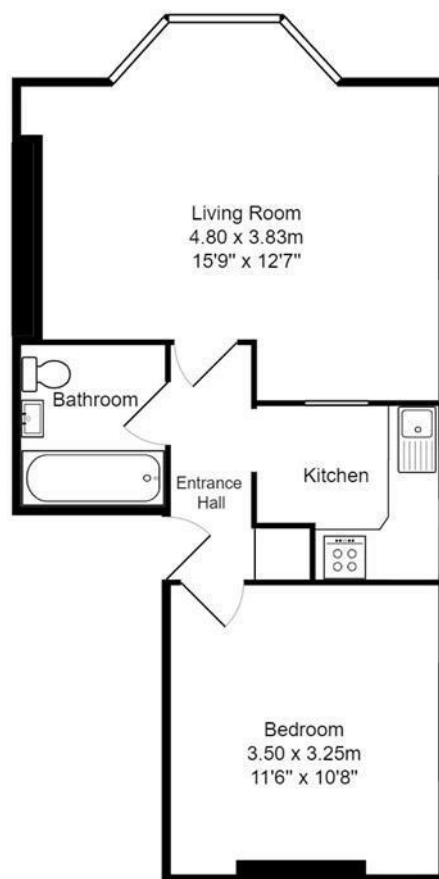
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Total Area: 42.0 m² ... 453 ft²

All measurements are approximate and for display purposes only.