

# Paul Bott & Co



- Two Bedroom Character Apartment
- Two Patio Spaces
- Exceptional Principle Bedroom
- Two Bathrooms

1A Clarendon Terrace, Brighton, BN2 1FD

Offers In Region Of £625,000

A delightful two-bedroom apartment, with private entrance and outstanding outside space. Situated on the seafront, this beautiful property offers two double bedrooms, two bathrooms, sunny and bright lounge space, modern fitted kitchen and not only a private front patio, but a gorgeous rear patio with private sunroom, as well as side passage offering copious amounts of storage.





## Property Description

Leading down steps into the front bright front patio space, a private doorway leads into a welcoming, sheltered entrance area. The original coal sheds have been transformed into well proportioned storage areas and a path leads to the main front door. Leading straight into a long hallway, stretching from the front of the property to the rear, a wonderful, bright, and airy lounge is positioned to the front of the property. Offering a bowed style, a three large sash windows allowing for natural light to flood the space, the room is a brilliant size with enough space for sofas and armchairs, as well as dining options.

The principal bedroom is located to the rear of the property and is a truly standout space. Offering lateral space, an en-suite bathroom and double doors leading out to a private patio garden. The principal bedroom offers a bowed style bay window, as well as two patio doors allowing for excellent light, built in storage to the far side and could easily hold a king size bed. The ensuite is of a high standard, with beautiful blue tiling throughout. A freestanding bathtub takes centre stage and is paired perfectly with a traditional style wash basin, W/C and a wall mounted, heated towel rail. The second bedroom is again a very well sized space, with room for a double bed and space for storage options.

Outside, the patio space is a delightful area for relaxation and entertaining. The addition of a lovely sunroom, coupled with a fantastic finish throughout. To the front, a perfect suntrap, with sun reaching the space all day, a lovely area to sit and relax with a good book.

The property also offers a well-proportioned kitchen, with fitted appliances and a modern finish and off the hallway the property offers a further shower room, with wash basin and W/c.





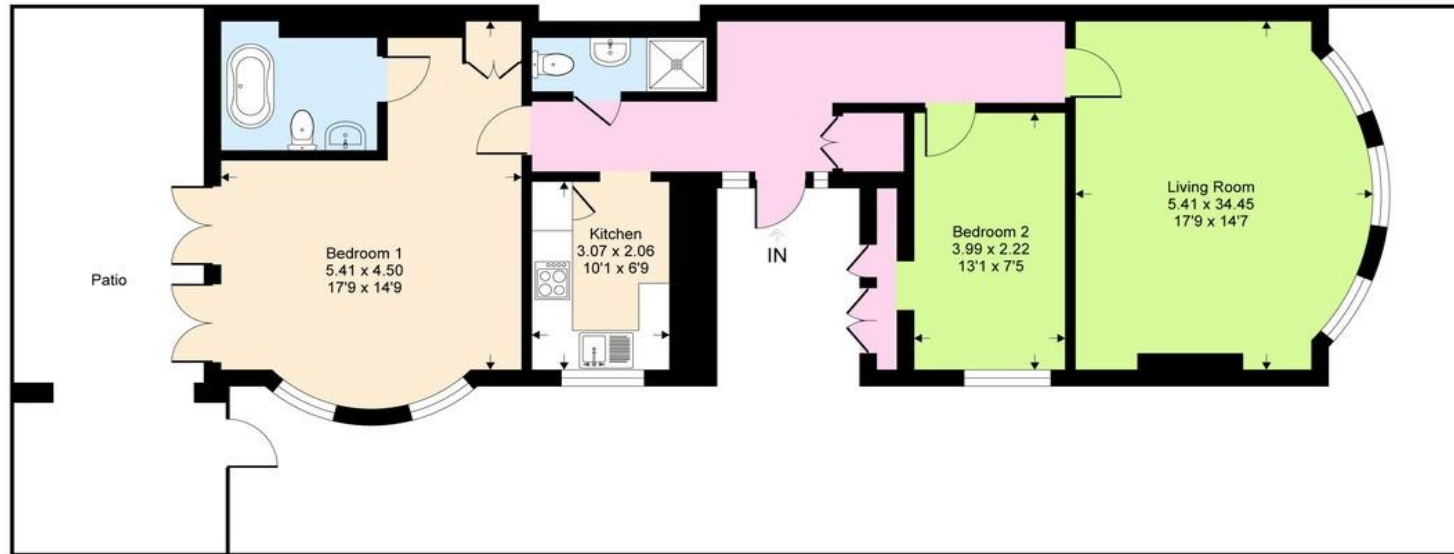


The property is located on marine parade and within a stone's throw of Kemptown beach, not to mention being within walking distance of the village, with each of the wonderful bars, cafés and shops it has to offer.



## Clarendon Terrace, BN2

Approximate Gross Internal Area = 80.3 sq m / 865 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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