



14 Clifton Road, Brighton, BN1 3HN

£1,700,000 Freehold

A RARE OPPORTUNITY to purchase this impressive 7 bedroom semi-detached property situated in the sought after Clifton Hill Conservation Area. With accommodation arranged over 4 storeys, the property benefits from; a PRIVATE PATIO GARDEN, garage, an array of PERIOD FEATURES, 4 bathrooms & is being offered for sale with NO ONWARD CHAIN. Viewings are highly recommended. Energy Rating: E45 Exclusive to Maslen Estate Agents

Front door to:

Hallway

Stairs rising to first floor, stairs descending to lower ground floor, doors to all rooms, window to side, wall mounted boiler.

Cloakroom

WC, wash hand basin, window to side.

Lounge

Wood effect flooring, bay window to front, 2 x radiators, feature fireplace with mantle, ceiling rose, period coving.

Kitchen

Window to side, range of wall & base units, work surfaces over, inset sink unit, inset hob, integrated oven, space & plumbing for washing machine, wood effect flooring.

Dining Room

Window to rear.

First Floor Landing

Stairs rising to second floor, doors to all rooms, wooden floorboards.

Bedroom

Window to front, wooden floorboards, radiator, feature fireplace, door to:

Room (Old Bathroom)

Window to front, wash hand basin.

Bedroom

Window to front, wooden floorboards, door to:

Bathroom

Bedroom

Window to rear, feature fireplace, wooden floorboards, door to:

Bathroom

Second Floor Landing

Hatch to loft space, wooden floor boards, doors to all rooms.

Bedroom

Wooden floorboards, window to rear.

Bedroom

Window to front, radiator, wooden floorboards.

Bathroom

WC, pedestal wash hand basin with hot & cold taps, panelled bath with hand held shower attachment.

Bedroom

Window to side, wooden floorboards.

Lower Ground Floor

Doors to all rooms, wall mounted heating thermostat.

Bedroom

Window to front, radiator.

Bathroom

Pedestal wash hand, WC, panelled bath.

Bedroom

Window to side.

Storage Room

Window to side, door to side.

Studio Space

Kitchen Area:

Range of base units, work surfaces over, inset sink unit, inset 4 burner hob, integrated oven, space for fridge/freezer, wood effect flooring, window to rear.

Lounge Area:

Feature fireplace, wood effect flooring, doors to garden.

Outside

Front Garden

Laid to patio, mature hedging, steps down to rear garden.

Rear Garden

Laid to patio, brick built potting shed, outside light, range of mature trees & plants, enclosed by brick walling & timber fencing.

Garage

Up & over door, 2 x windows to side.

Total approx floor area

254.2 sq.m. (2737 sq.ft.)

Council tax band E

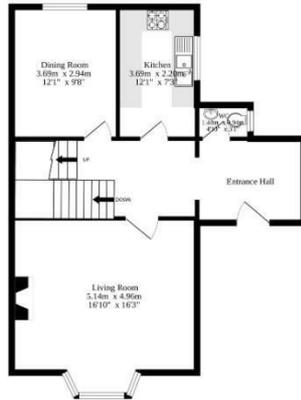
Parking zone Y

V 1

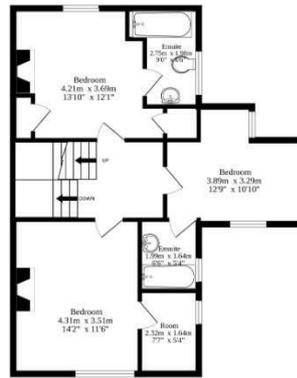




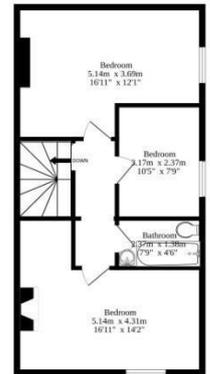
Lower Ground Floor
85.5 sq.m. (927 sq.ft.) approx.



Ground Floor
64.4 sq.m. (693 sq.ft.) approx.



1st Floor
56.7 sq.m. (609 sq.ft.) approx.

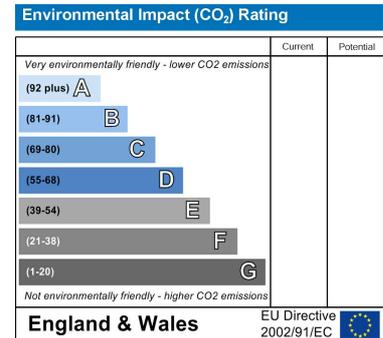
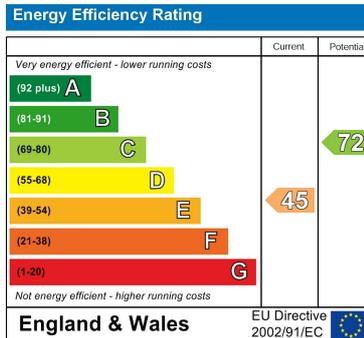


2nd Floor
31.8 sq.m. (342 sq.ft.) approx.

Clifton Road

TOTAL FLOOR AREA : 254.2 sq.m. (2737 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT

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IMPORTANT

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COVERING THE CITY

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