



Clarence Square
Brighton

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EST. 1990





Clarence Square, Brighton, BN1 2ED

Offers in excess of £325,000

Situated in the heart of Brighton, this charming flat on Clarence Square offers a delightful blend of modern living and outdoor space. The property has its own private entrance and features a spacious reception room with double doors opening to a private rear courtyard garden, perfect for enjoying the fresh air or entertaining guests and a large double bedroom with a triple glazed sash window.

The Magnet kitchen is equipped with integrated appliances, including an induction hob complemented by a gas burner and a wine cooler, catering to all your culinary needs. There is central gas heating system controlled by Hive thermostat technology to radiators and both the kitchen and the newly refurbished bathroom benefit from underfloor heating, ensuring warmth and comfort throughout the year.

The property boasts insulated engineered wood flooring that flows elegantly through the entrance hall, living area, and bedroom, adding a touch of sophistication to the home. With the remainder of a 999-year lease and a share of the freehold interest, this flat presents an excellent opportunity for both first-time buyers and investors alike.

Situated in central Brighton, you will find yourself just moments away from the vibrant local amenities, shops, and the stunning seafront. This property is not just a home; it is a lifestyle choice in one of the UK's most sought-after coastal cities.

Location

Clarence Square situated within the outstanding Regency Square conservation area which was developed in the early to mid 1800's. This property is on the west facing side of Clarence Square overlooking the beautifully landscaped central garden. Situated in the heart of bustling Brighton with direct access to Churchill Square Shopping Centre at the end of the road and Cannon Place which leads down to the Kings Road (A259) on Brighton seafront.

This convenient location Brighton mainline station is approximately 0.6 miles in distance and Brighton Pier is approximately only one mile. An array of restaurant's and eateries are on the doorstep with the eclectic North Laine district also being nearby; in addition to central Brighton's historic venues and theatres.

Additional Information

EPC rating: C

Internal measurement: 627 Square feet / 58.3 Square metres

Tenure: Share of Freehold - 993 years remaining

Maintenance charges: £1,200 per year, (includes building insurance)

Council tax band: B

Parking zone: Z



Lower Ground Floor
58.3 sq m / 627 sq ft

Approximate Gross Internal Area
58.3 sq m / 627 sq ft



Measuring Points
Storage Cupboard
Fitted Wardrobes
Garden Shortened for Display
Skylight

CH
T
FF
B

Ceiling Height
Hot Water Tank
Integrated Fridge / Freezer
Head Height Below 1.5m
Boiler

H&N

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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