

# Clermont Road

## Brighton

**LEXTONS** / SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



## About the property

**\*\* Guide Price £1,150,000 - £1,250,000 \*\***

Dating back to the 1800s and retaining a fantastic amount of charm and character, this Brighton villa generates a rare opportunity to create something truly special. Whether you're looking for a three storey home with the added bonus of a self-contained flat, or to restore the original layout into one outstanding four storey property, it can be tailored and transformed to perfectly reflect your own needs.

Stretching out over three floors, the main home has a double aspect kitchen leading out into the garden and two superbly sized reception rooms which are beautifully lit by sash bay windows and boast a duo of fireplaces. Upstairs, five generous bedrooms pepper the upper two storeys. Together they share two bath/shower rooms that are ready to be updated, while the top floor landing tempts you out onto a roof terrace.

Benefiting from a private entrance, the self-contained lower ground floor flat has a large living/dining room with sash bay windows, good sized double bedroom, en-suite shower room and a fitted kitchen leading to the rear garden.

To the side of the property, a private driveway and double length garage provide off-road parking for several vehicles and at the rear, you'll find a secluded walled garden and a detached outbuilding that has further scope to be renovated.

Clermont Road is ideally situated within immediate proximity of Preston Park Mainline Station and convenient for local shopping facilities in the popular Preston Village. The highly regarded Balfour, St Bernadette's, Dorothy Stringer, Varndean School and Sixth Form Campus' are also within the area.

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£1,150,000



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BEDROOM

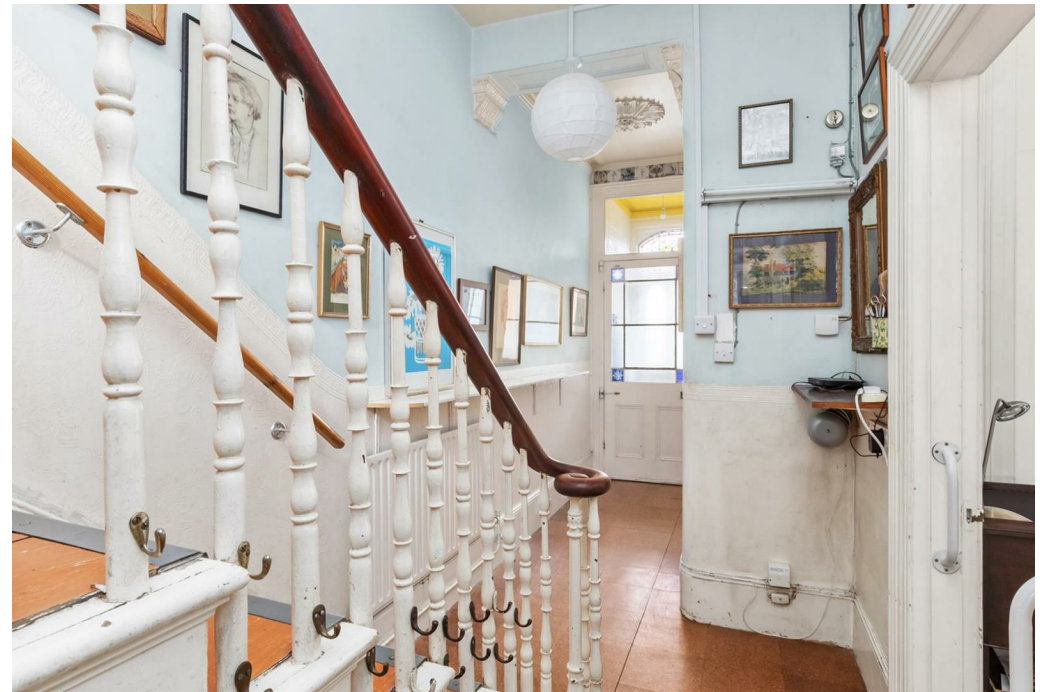
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RECEPTION

3

BATHROOM







SCAN HERE TO OFFER ON THIS PROPERTY



Approximate gross Internal floor Area 277.19 sq m/ 2983.64 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	