# Vernon Terrace

## Brighton

# Vernon Terrace Brighton

## £475,000

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|---|---|---|
| BEDROOM | RECEPTION | BATHROOM |

## About the property

Guide Price £475,000 - £500,000

A glorious one-bedroom garden apartment, ideally positioned within the highly sought-after Clifton neighbourhood. Set within an elegant period building, this beautifully proportioned home is brimming with character and original features.

The grand reception room impresses with its soaring ceiling, striking fireplace, and large sash windows that flood the space with natural light. Throughout the apartment, a wealth of period charm is on display, from intricate cornicing to timeless architectural details.

The generously sized bedroom also features high ceilings and a large sash window overlooking the tranquil rear gardens. It benefits from a Jack and Jill connection to the modern, spacious bathroom — a thoughtful and convenient design.

A long hallway leads to the expansive open-plan kitchen and dining area at the rear — a beautifully designed, sociable space. The modern kitchen opens into a generous dining area that overlooks the garden, creating a seamless flow from indoors to outdoors. French doors lead onto a raised terrace, which steps down to an unusually large, west-facing mature garden — a peaceful oasis with a patio, lawn, and lush borders framed by mature trees and plantings.

A practical utility and storage room is conveniently located off the hallway, providing additional functionality.
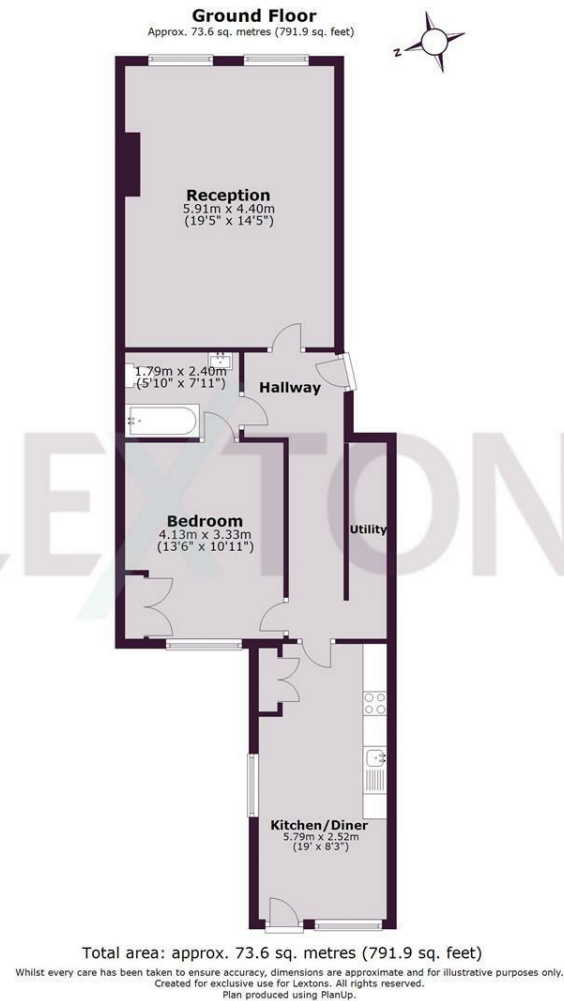
Enviably positioned between Clifton and Seven Dials, the apartment enjoys easy access to a vibrant mix of independent cafes, bakeries, delis, restaurants, and local shops. Brighton station, the seafront, and the green open spaces of St. Ann's Wells Gardens and Dyke Road Park are all within walking distance.

## Ground Floor
Approx. 73.6 sq. metres (791.9 sq. feet)

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**Reception**
5.91m x 4.40m
(19'5" x 14'5")

1.79m x 2.40m
(5'10" x 7'11")

**Hallway**

**Bedroom**
4.13m x 3.33m
(13'6" x 10'11")

**Utility**

**Kitchen/Diner**
5.79m x 2.52m
(19' x 8'3")

Total area: approx. 73.6 sq. metres (791.9 sq. feet)

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

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales**  EU Directive 2002/91/EC