



Clermont Terrace, BN1
Offers In Excess Of £1,000,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Clermont Terrace, BN1

- A Rare Opportunity To Purchase A (D1) Church Building With Many Beautiful Features
- Planning Permission In Place for Conversion to Offices
- Previous Planning Permission (Now Lapsed) Granted For Conversion Into 6 Apartments
- 1 x Three Bedroom Flat, 3 x Two Bedroom Flats And 2 x One Bedroom Duplex Flats
- The Proposed Flats Will Have An Approximate Gross Internal Floor Area Of 5,920 ft² / 550 m²

The Building

The church is presently unoccupied. Built in 1877-1888 by local architect J. G. Gibbins, this Gothic-style church is set back from the road and bounded by a low flint wall. It features a porched entrance with large pointed-arch stone window above

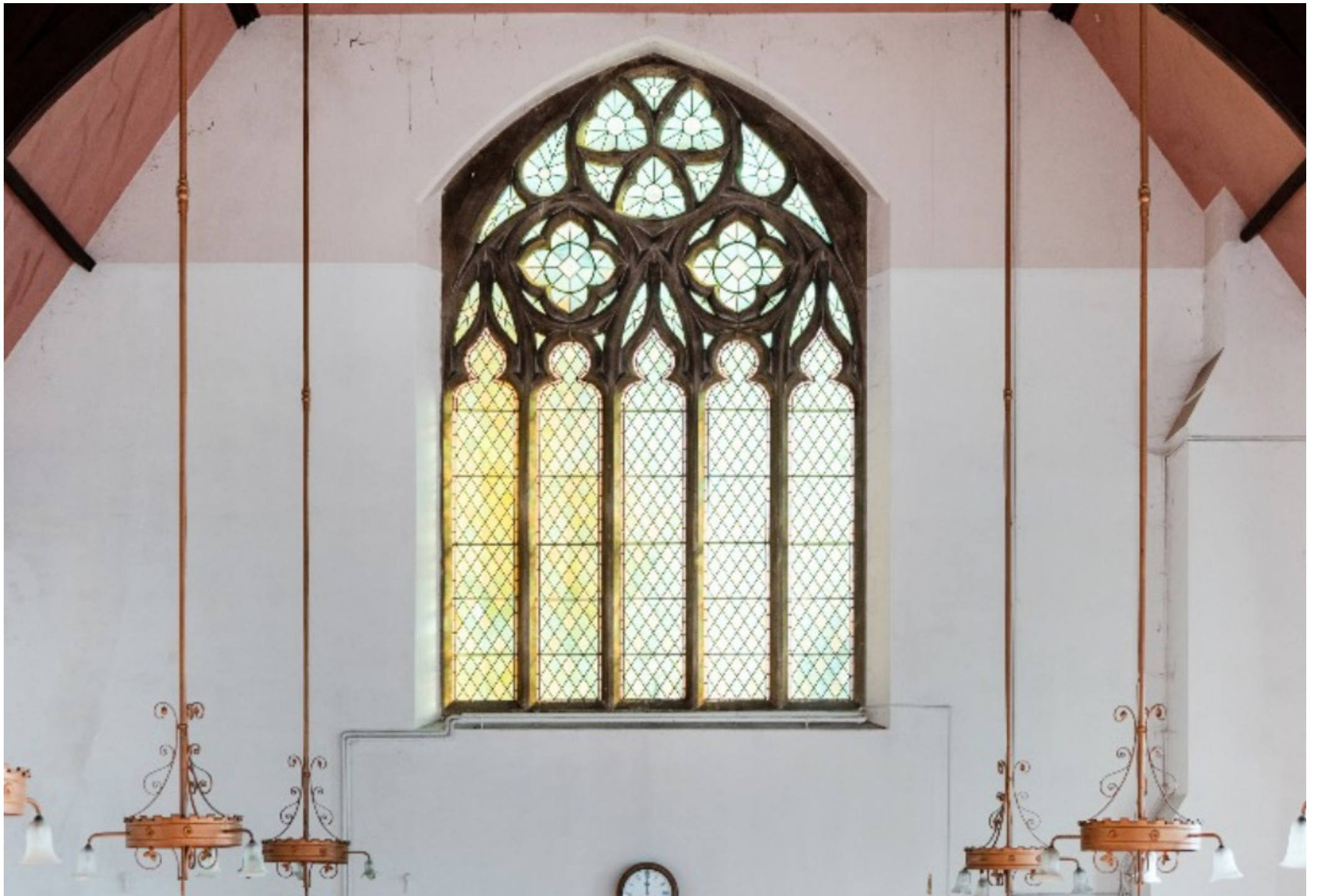
Situation

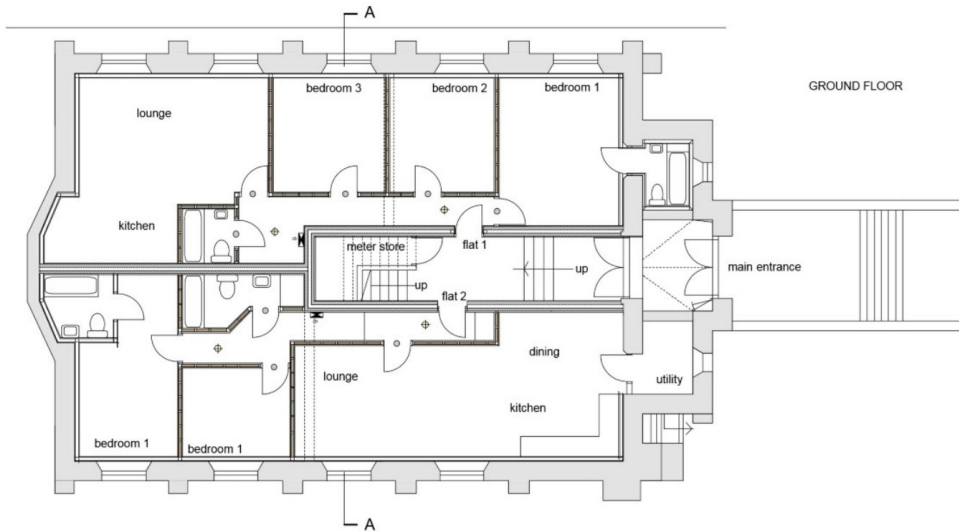
Clermont Terrace is conveniently located near Preston Park, providing easy access to Preston Park Mainline Railway Station and the London Road (A23). Nearby amenities include a Sainsbury's store, independent shops, as well as a variety of pubs and restaurants along London Road. The area is also well-served by local schools, such as Balfour and Varndean, with regular bus services connecting to Brighton City Centre and the seafront.

Planning

The property currently has planning permission for conversion to offices, although did previously receive Planning Permission under application BH2016/00156 for conversion to residential - including one 3-bedroom flat, three 2-bedroom flats, and two 1-bedroom flats (C3), including associated alterations such as the installation of rooflights on the North and South elevations. The residential planning permission has now lapsed, although it should be straightforward to reapply and obtain again. As part of the residential permissions, there was also a Section 106 requirement for an affordable housing contribution of £164,500, as well as a £3,000 sustainable transport contribution. Please note that the seller is looking to include an overage clause in the sale agreement, which would apply if planning permission is later granted for additional units.

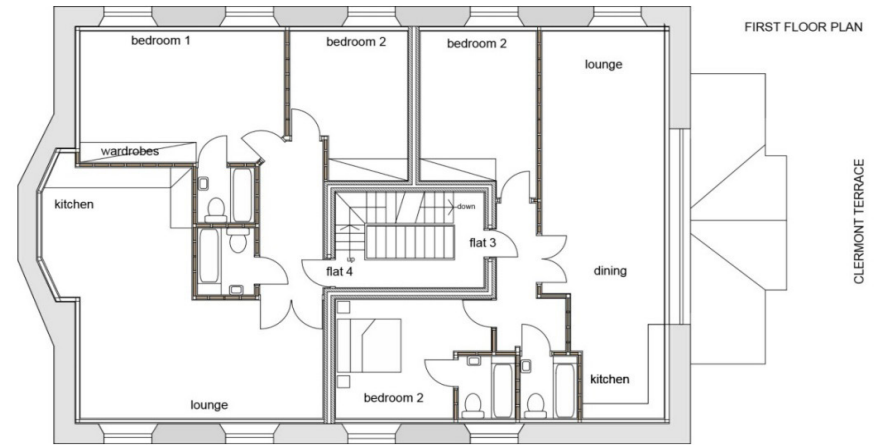






GROUND FLOOR

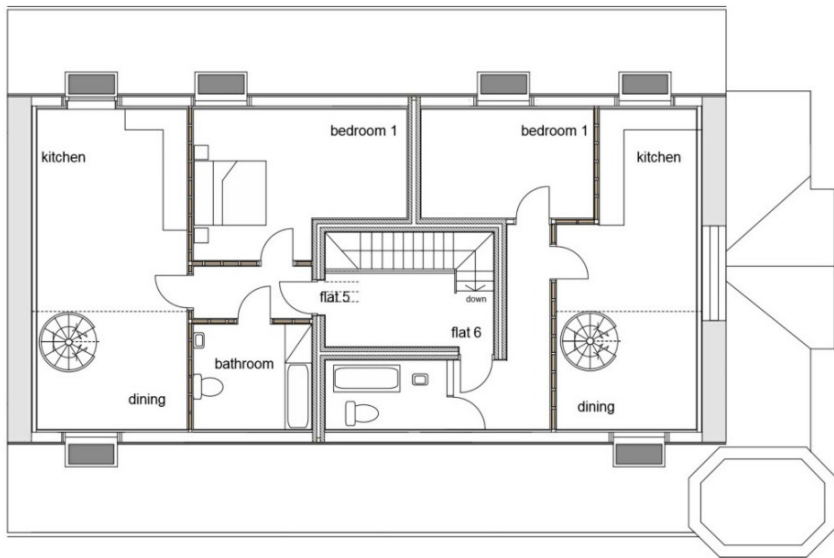
CLERMONT TERRACE



FIRST FLOOR PLAN

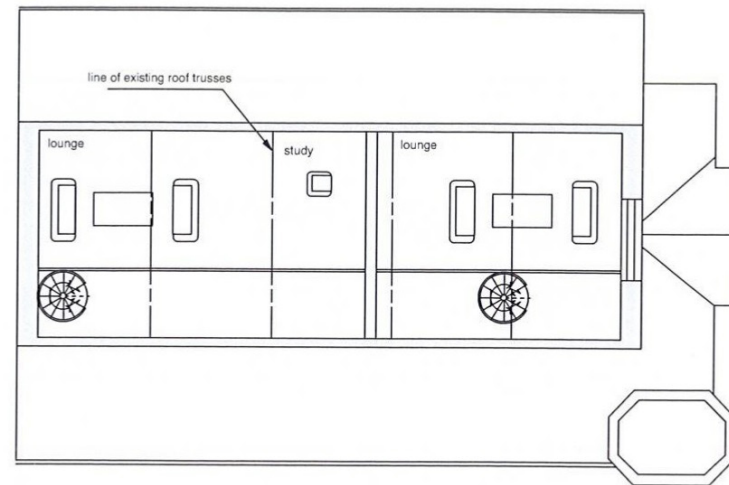
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SECOND FLOOR



SECOND FLOOR

CLERMONT TERRACE



SECOND FLOOR MEZZAINE