



GFF 13 Clarence Square | Brighton | East Sussex | BN1 2ED

Guide Price **£350,000**



Jacobs Steel are delighted to offer for sale this attractively positioned one double bedroom ground floor flat in a popular central location of Brighton also benefitting from no on-going chain.



Key features:

- Ground Floor Apartment
- One Double Bedroom
- Leasehold Apartment
- Gas Central Heating
- No Onward Chain
- Original Sash Windows
- Fitted Kitchen & Bathroom
- Scope For Improvement
- New 99 Year Lease
- Inspection Is A Must

 1 Bedroom

 1 Bathroom

 1 Living Room

Clarence Square is placed in the very heart of Brighton City Centre and overlooks the picturesque Square, the property is also located close to Brighton's Churchill Square shopping complex, restaurants, bars and nightlife.

The famous Brighton Beach is also a short stroll down the road.

Communal hallway opening into communal hallways, private front door.

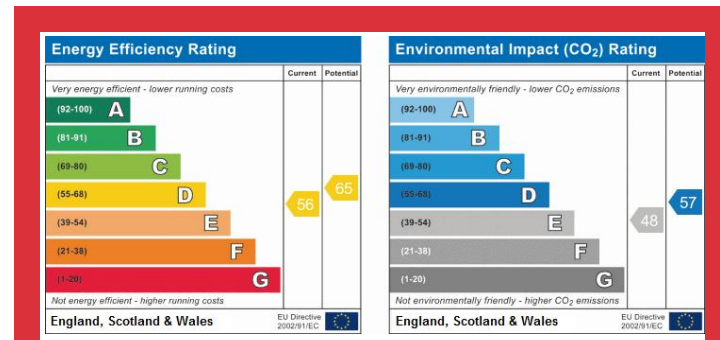
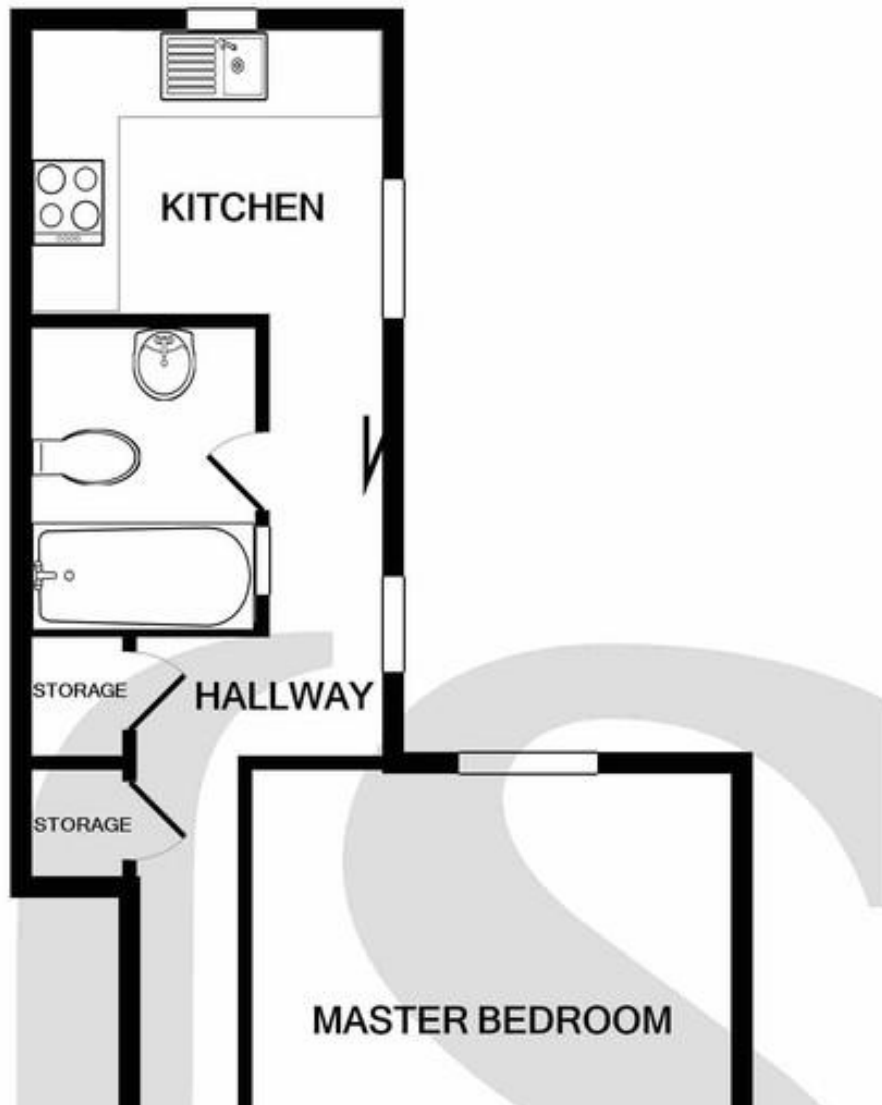
ENTRANCE HALL 17' 0" x 2' 1" at maximum measurements (5.18m x 0.64m) Comprising recently fitted carpeted floor, smoke detector, single radiator, storage cupboard enclosing wall mounted electric fuseboard, secondary storage cupboard with space for washing machine.

MASTER BEDROOM 13' 10" x 11' 0" (4.22m x 3.35m) South aspect, comprising recently fitted carpeted floor, single radiator, window, various power points, smoke detector, single light fitting.

SPACIOUS BAY FRONTED LOUNGE 13' 0" into recess x 16' 0" into bay (3.96m x 4.88m) North aspect, comprising original sash windows, recently fitted carpeted floor, various power points, feature fireplace, single radiator, single light fitting, smoke detector.

FITTED BATHROOM 7' 0" x 5' 1" (2.13m x 1.55m) Comprising tiled floor, pedestal hand wash basin, wall mounted mirror, low flush WC, panel enclosed bath with shower attachment over, part tiled walls, extractor fan, spotlights, single radiator.

DUAL ASPECT FITTED KITCHEN 9' 0" x 8' 1" (2.74m x 2.46m) South & West aspect, comprising tiled floor, a range of matching eye and base level units with square edge wooden work surfaces above, integrated oven with four ring gas burning hob and extractor fan over, skimmed ceiling, spotlights, inset stainless steel sink unit with single drainer and single mixer tap, matching integrated fridge, matching cupboard enclosing wall mounted Ariston combination boiler system.



Property Details:

Floor Area: 538 sq ft (50 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.