



Guide Price
£190,000
Leasehold

Clarendon Terrace, Brighton

- A BEAUTIFULLY PRESENTED STUDIO APARTMENT
- FORMING PART OF THIS OUTSTANDING PERIOD BUILDING
- IDEAL FIRST TIME BUY
- HIGHLY SOUGHT AFTER SEAFRONT LOCATION
- LONG LEASE
- CLOSE TO LOCAL AMENITIES

*** GUIDE PRICE £190,000 - £200,000 ***

Robert Luff & Co are delighted to offer for sale this outstanding studio apartment situated forming part of this period building on Kemp Town seafront. Clarendon Terrace is a sought after address and perfect for those looking for a picturesque seafront location within a short distance of Brighton City Centre and Brighton Marina.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Studio Room 20'9" x 14'7"

Fitted kitchen with integrated oven, hob & extractor fan, stainless steel sink/drainage. An array of period features including bay window, high ceilings and detailed coving.

Bathroom

Bath with shower overhead, WC, wash hand basin, sash window to rear

AGENTS NOTES

LEASEHOLD: 125 YEARS REMAINING

SC: £1430.54

GR: £150 PA

28 Blatchington Road, Hove, East Sussex, BN3 3YN

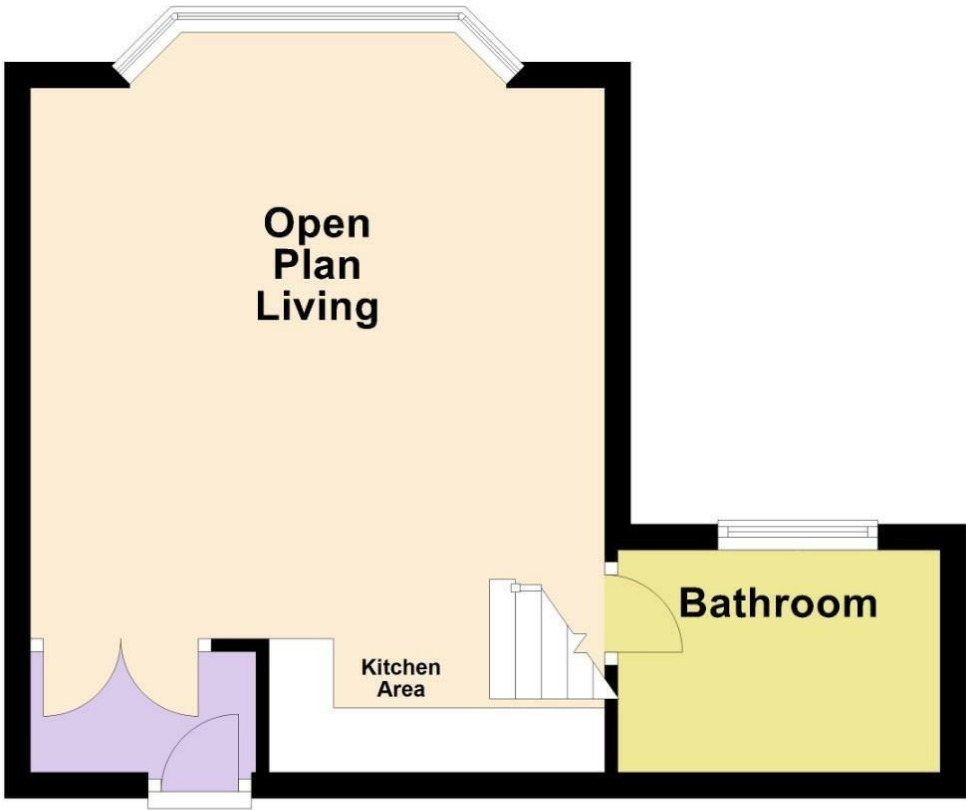
T: 01273 921133 E:

www.robertluff.co.uk



Floor Plan

Approx. 28.5 sq. metres (306.7 sq. feet)



Total area: approx. 28.5 sq. metres (306.7 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.