



**2 Bed
Apartment
located in**

 **MyHausProperty**
Sales & Lettings

Flat 3 14 Clifton Place
Brighton
BN1 3FN



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Auction Guide £215,000

AUCTION DATE 13th FEBRUARY

Welcome to Clifton Place a rare opportunity to acquire a brilliant property in such a prime location of central Brighton. Located a few minutes from everything - Brighton Station, the city centre and the seafront you couldn't be placed in a better part of town. In the middle of the Clifton Hill Conservation Area you are minutes from Seven Dials and the coffee shop culture and independent shops of the area and a drop down to Western Road and the high street store, bars and restaurants Brighton has to offer.

*** PROPERTY SOLD THROUGH THE MODERN METHOD OF AUCTION***

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Entering the property through the small front courtyard and up the stairs you enter the spacious maisonette. Immediately feeling like more of a house than an apartment you have plenty of natural light flowing through the space. Entering the open plan main living space you have a huge window and tall ceilings creating a light and airy space. With the living, dining and kitchen area combined and a modern/rustic style kitchen set this space is perfect for entertaining guests as well as a cozy space to call home.

The large master bedroom is next door overlooking Clifton Terrace Gardens with plenty of room for furniture and a large bright window. Finally on the first floor you have the large family bathroom, complete with bath, shower and plenty of storage space.

On the top floor of this maisonette you have the second bedroom which is currently set out as a single room also looking over the gardens. In addition to the rooms mentioned you also have a fully boarded loft space providing ample storage space and potential.

Parking Zone Z.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

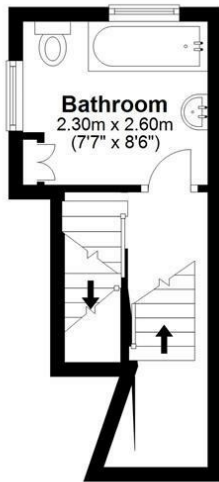
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



First Floor

Approx. 12.6 sq. metres (135.4 sq. feet)



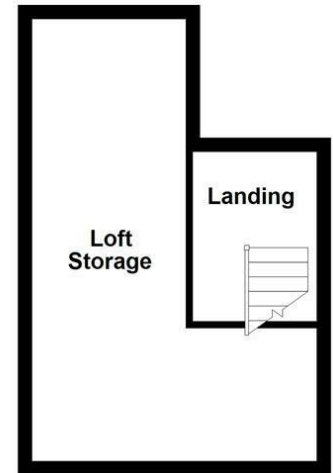
Second Floor

Approx. 48.2 sq. metres (518.6 sq. feet)



Attic

Approx. 21.4 sq. metres (230.2 sq. feet)



Total area: approx. 82.1 sq. metres (884.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant.
Plan produced using PlanUp.

Clifton PI, Brighton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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