



hamlyn  
smith.

Clarence Square, Brighton, BN1 2ED

£300,000



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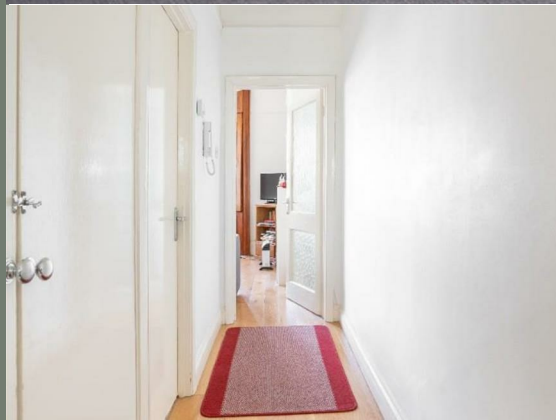
 1 Bedroom

 1 Reception

 1 Bathroom

This one bedroom flat is set in a period building overlooking the green space of Clarence Square. This fantastic central location puts you moments from the beach, and all the shopping, restaurants bars and cafés you could possibly want in the heart of Brighton.

- One bedroom apartment
- Raised ground floor
- City centre location
- High ceilings and period features
- No onward chain
- Long lease
- EPC rating - D
- Council tax band - B









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The flat is arranged off a hallway with space for coats and shoes, along with a useful utility cupboard that houses the washing machine and provides extra storage. At the front of the property is a spacious living room with high ceilings, original wood panelling beneath the wide bay window, and shutters framing the view across the square. A separate kitchen leads off the living room, with cabinetry in soft white, a gas hob with extractor, and an Electrolux oven. The kitchen window provides natural light and a side outlook.

The double bedroom sits quietly to the rear and includes a built-in wardrobe and a sash window with panelling beneath. The bathroom is fully tiled and fitted with a modern white suite including a round basin set on a tiled plinth with storage below.

Clarence Square is ideally located for easy access to Brighton's beach, promenade, and city centre attractions. The Lanes, Brighton Dome, Theatre Royal, and Churchill Square shopping centre are all within walking distance, as are countless cafés, restaurants, and independent shops. Brighton station is around ten minutes on foot, and regular bus services run from nearby Western Road and Churchill Square.



Total area: approx. 51.3 sq. metres (551.6 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

**hamlyn smith.**  
Clarence Square, Brighton