

# Clarendon Terrace

Brighton

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## About the property

\*GUIDE PRICE £500,000-£550,000\*

A rarely available light and spacious third floor apartment, forming part of this Grade II listed Regency mansion which is situated in the heart of Kemp Town village overlooking Brighton seafront. Between the waterfront restaurants of the Marina and chic café culture and boutiques of the famous Lanes, the beautiful bow fronted Clarendon Terrace is a highly desirable address.

The property itself is well presented and boasts period features including high ceilings, original cornicing, sash windows and original shutters. To the front, taking full advantage of the favoured southerly aspect, there is a stunning living room with a trio of large sash windows flooding the room with light by day, together with feature fireplace, parquet flooring and an open plan modern fitted kitchen. Breathtaking direct sea views are enjoyed from the living room, which sweep along the south coast from the Marina in the east, over the glittering Pier and on to the bay of Worthing for a perfect sunset.

The accommodation is complete with modern shower room and two double bedrooms, both with original sash windows and shutters.

Being sold chain free, this beautiful apartment makes the perfect first time purchase, second home or buy to let investment.

# Clarendon Terrace Brighton

£600,000



2

BEDROOM

1

RECEPTION

1

BATHROOM



SCAN HERE TO OFFER ON THIS PROPERTY



**Third Floor**  
Approx. 74.7 sq. metres (804.1 sq. feet)



Total area: approx. 74.7 sq. metres (804.1 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	