

Clarendon Mansions East Street, Brighton BN1 1NF

GUIDE PRICE £500,000 - £525,000. A top floor three bedroom apartment with elevator access, having amazing elevated views over Brighton seafront and being ideally placed to enjoy all the pleasures that the World renowned seafront resort has to offer.



welcome to

Clarendon Mansions East Street, Brighton

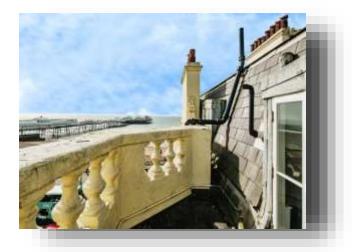
An extremely spacious three bedroom top floor apartment in a landmark seafront building at the bottom of East Street in the South Laines area of Brighton, directly on the seafront, a few moments' walk from Brighton pier and promenade. The accommodation comprises a very spacious hallway, large living room with direct sea view, separate fitted kitchen, bathroom, three bedrooms and a large balcony. There is the added convenience of an elevator in the block. The apartment is ideally situated for all of Brighton's main attractions, including Brighton seafront and promenade, Brighton pier, the i360 and a wide range of bars, restaurants. Nightclubs, Churchill square shopping centre and the World renowned North and South Laines.



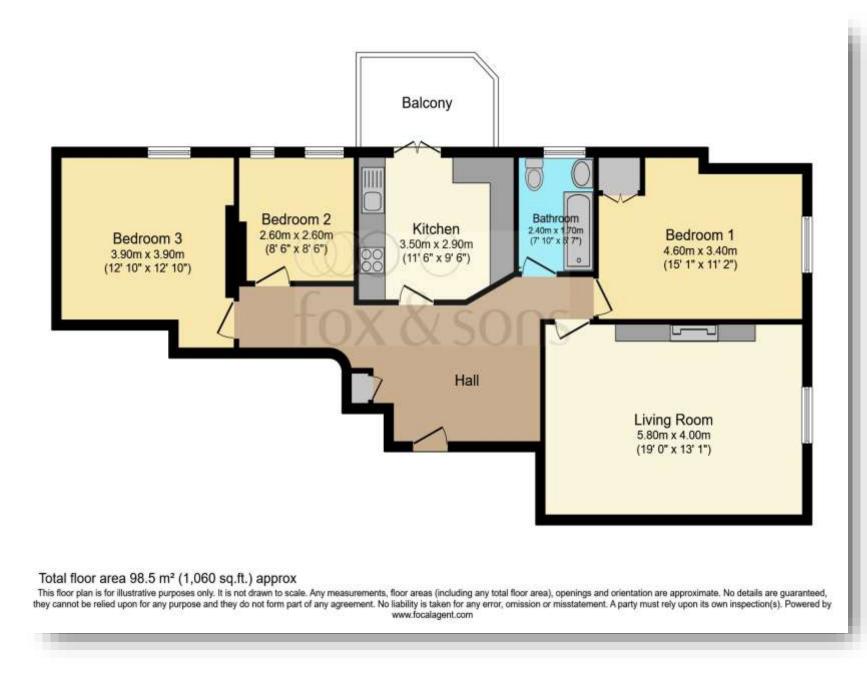












welcome to

Clarendon Mansions East Street, Brighton

- Top floor apartment
- Elevator access
- Three bedrooms
- Separate fitted kitchen
- Grade II listed building
- Large balcony
- Stunning communal entrance hallway
- Direct sea view & no onward chain

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price **£500,000**









Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref: BHF110572 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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