



## 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.





Total floor area 98.5 m<sup>2</sup> (1,060 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## 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

**view this property online** [fox-and-sons.co.uk/Property/BHF110572](https://fox-and-sons.co.uk/Property/BHF110572)



Property Ref:  
BHF110572 - 0005

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