



## Clarence Square, Brighton BN1 2ED

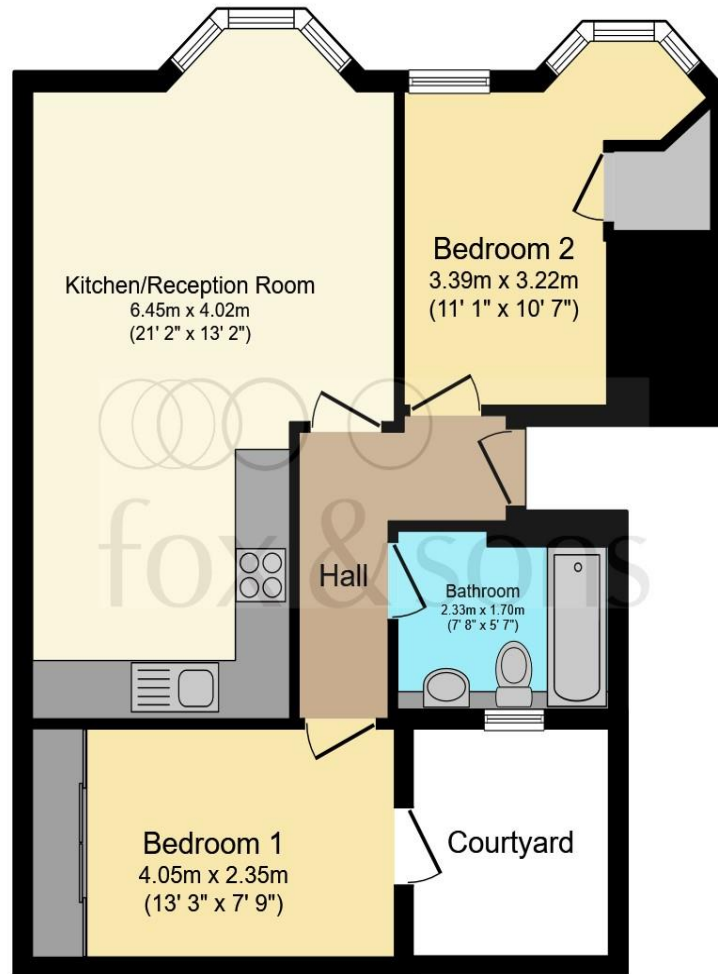
*A well presented two bedroom apartment with private roof terrace, centrally situated in a popular garden square tucked behind Western Road shopping thoroughfare and a few hundred metres from Brighton seafront.*

**welcome to**

## **Clarence Square, Brighton**

Spacious and bright first floor apartment, in a really convenient and central position. The accommodation comprises of a Southerly aspect open plan living room/kitchen area with a range of modern kitchen units and appliances, there are two double bedrooms, a bathroom, and an enclosed roof terrace. Being on the first floor the property would make an ideal first time buy or 'lock up and leave' second home.





Clarence Square is an attractive garden square of early Victorian townhouses, situated adjacent to Western Road shopping thoroughfare and next door to Churchill Square shopping centre. the property is around 5 minute walk from Brighton seafront and a few minutes further to Brighton station.

Total floor area 54.3 m<sup>2</sup> (585 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)

welcome to

## Clarence Square, Brighton

- Spacious and bright first floor apartment
- Two double bedrooms
- Private courtyard terrace
- Bathroom
- Southerly aspect open plan living/kitchen area
- Modern range of kitchen units
- Good decorative order throughout
- No onward chain

Tenure: Leasehold EPC Rating: C Council Tax Band: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BHF114031 - 0005

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