



**Clarendon Terrace, Brighton BN2 1FD**

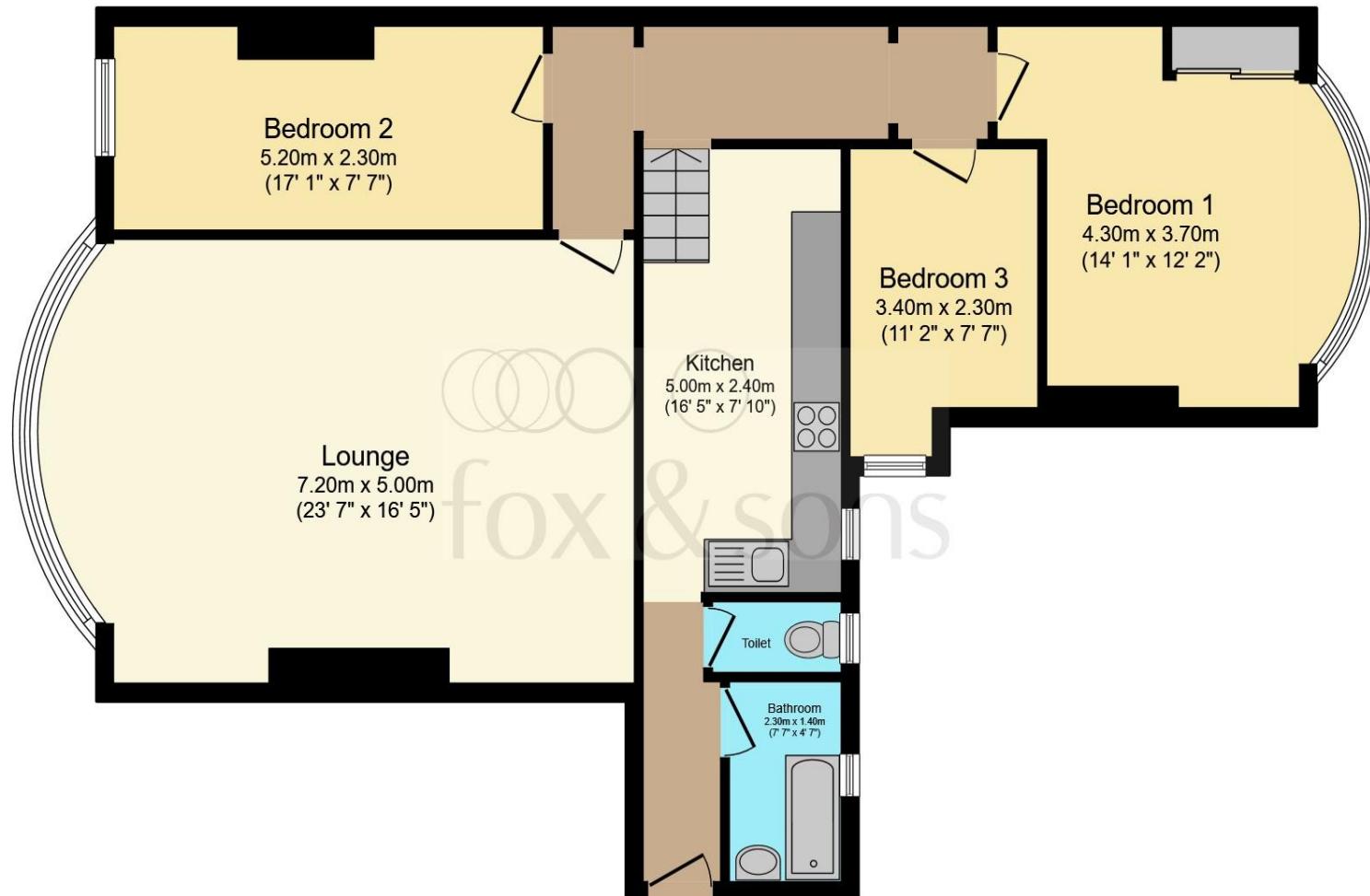
fox & sons

**welcome to**

## **Clarendon Terrace, Brighton**

A beautiful three-bedroom apartment featuring a south-facing lounge with direct sea views. Located in a well-maintained building with lift access, the property is offered with no onward chain and comes with a brand new 125-year lease.





Total floor area 99.5 m<sup>2</sup> (1,071 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)

Fox and Sons are delighted to offer this three bedrooomed seafront apartment. The lounge is a stunning room flooded with natural light and has direct sea views! The owner is extending the lease so it will have a new lease, and it would make an ideal weekend home or for someone looking to upsize to a luxury apartment. The building also benefits from a lift which is a rarity in the local area. The property is located in the extremely popular Clarendon Terrace, which is directly situated on Brighton Seaside. The flat is also within easy walking distance of Kemp Town Village, Brighton Marina and The Royal Sussex County Hospital.

The lease has been renewed to 125 years, providing peace of mind and long-term security for prospective buyers.

welcome to

## Clarendon Terrace, Brighton

- Three Bedrooms
- Sea Views
- Sold With No Onwards Chain
- New Lease available by separate negotiation
- Lift

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: E Service Charge: 2000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 179 years from 17 Jun 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£450,000 - £475,000**



**view this property online** [fox-and-sons.co.uk/Property/KET107541](http://fox-and-sons.co.uk/Property/KET107541)



Property Ref:  
KET107541 - 0006

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Please note the marker reflects the postcode not the actual property



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