





### welcome to

### **Ground Floor Rear Clarendon Terrace, Brighton**

Guide Price £300,000-£325,000. An amazing ground floor Studio apartment which has a private garden, a modern fitted bathroom, a mezzanine sleeping area, a kitchen/diner, period features and is being sold with no onwards chain.















Total floor area 96.5 sq.m. (1,039 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

This is the best studio currently on the market!

It is bigger than many onebedroom flats in the local area and has an amazing private garden which is a real rarity in this location.

It has a lovely blend of period features and modern fittings.

The kitchen is a great size and has plenty of space for a dining table and chairs. The studio room benefits form having a mezzanine sleeping area and looks out onto the private garden.

The regency property is located in the extremely popular Clarendon Terrace, which is directly situated on Brighton beach. The apartment is also within easy walking distance of Kemp Town Village, Brighton town centre, Brighton Sea-lanes and Soho House. It would make an amazing first time buy or weekend home.

#### welcome to

# **Ground Floor Rear Clarendon Terrace, Brighton**

- Simply Stunning
- Large Ground Floor Studio Apartment
- Private Garden
- Sold With No Onwards Chain
- Kitchen/Diner

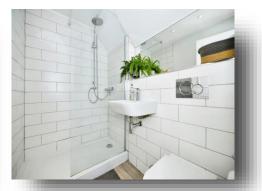
Tenure: Leasehold EPC Rating: E

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

## £300,000-£325,000









Please note the marker reflects the postcode not the actual property

### view this property online fox-and-sons.co.uk/Property/KET106133



Property Ref: KET106133 - 0004 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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