



COAPT • RESIDENTIAL SALES

CLERMONT TERRACE



HIGHLIGHTS



2 Bedrooms

**Share of
Freehold**

Preston Park

EPC: D

Council Tax: B

Parking Zone: K



Surrounded by parks, coffee shops, and transport options including bus links on London Road and Preston Park Train station, this beautiful Edwardian Terrace lays host to a flat which provides the perfect home for busy commuters, or those looking to enjoy a peaceful life surrounded by the most attractive area of Brighton & Hove.

As the flat is located on the top floor of the building, there is plenty of space on offer, stretching from the front to rear of the property, allowing for plenty of sunlight and an open feel. There is a very large living space which features an original cast iron fire place, as well as a perfectly located skylight, allowing the space to be even brighter.

To the east facing side of the property are the two bedrooms, either of which could also be utilised as a home office. Both of these rooms host eves storage, allowing for a large amount of belongings to be tucked away, as well as there being a further built in wardrobe and shelving in the larger of the rooms. The flat also possesses a large kitchen, owing to its square orientation and surfaces on all walls, there are huge amounts of preparation and storage space. Fitted within the kitchen is a dishwasher and washing machine, as well as another feature fire place.

The flat is sold as a share of the Freehold, with no ground rent and the maintenance charges being split between all the flats. This property is perfect for residential buyers, or investors, with a forecasted rental value in excess of £1,400 pcm in its current format and spec.

Surrounded by Parks, Coffee Shops & Transport Links





YOUR NEIGHBOURHOOD

PRESTON PARK

HOMES: 40,062
PEOPLE: 72,226
OWNER OCCUPIED: 45%
AVERAGE AGE: 46-55



Coronation Garden 0.31 m
Preston Park 0.39 mi
Surrenden Field 0.52 mi



St Bernadette's Primary 0.20 mi
Lancing College 0.36 mi
Stanford Infant 0.49 mi



Preston Park Station 0.08 mi
London Rd Station 0.96 mi
Hove Station 0.99 mi

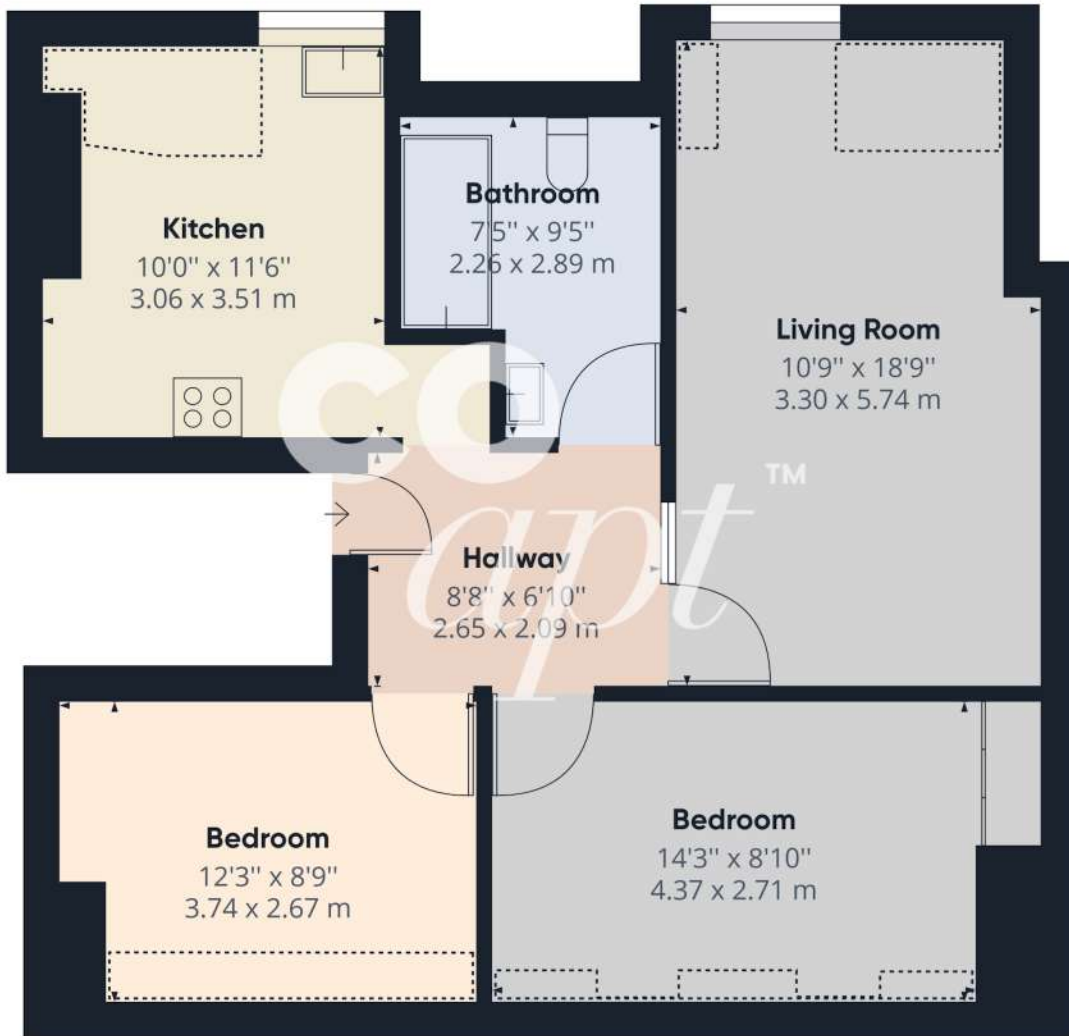


Sainsburys Local 0.2 mi
Tesco 0.43 mi
Sainsburys 0.92 mi



THE PLANS

Top Floor



Approximate total area⁽¹⁾

682.98 ft²
63.45 m²

Reduced headroom

66.31 ft²
6.16 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

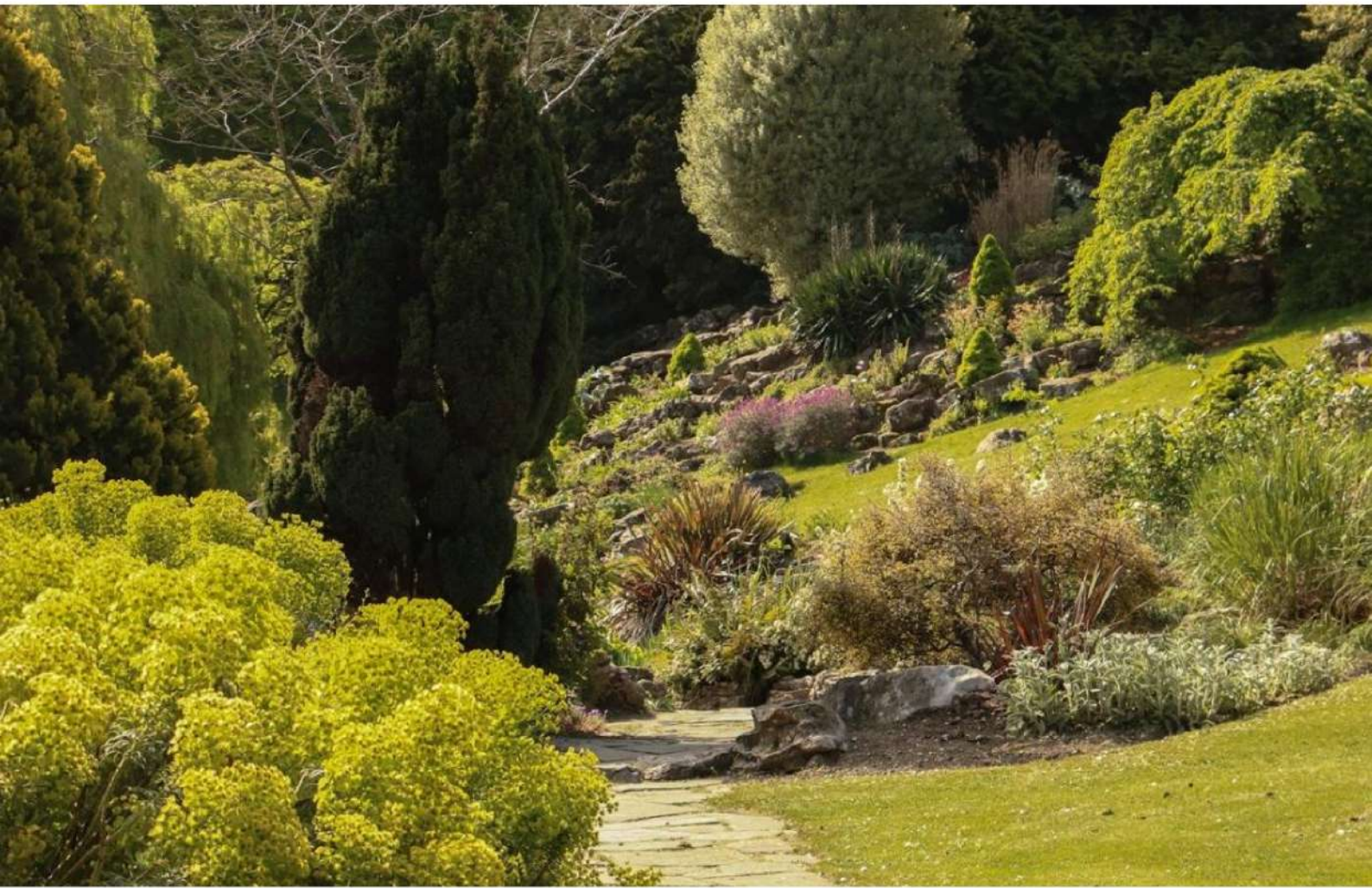
SEE IT AGAIN

...AND AGAIN

...AND AGAIN



3D Virtual Tour



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Please get in touch to find out more

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