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Clarendon Terrace

, Brighton, BN2 1FD

Asking price **£400,000**

A Characterful three double bedroom apartment situated in this impressive Regency Grade II listed building on the world-famous Brighton Seafront with amazing direct sea views.

The flat is situated on the third floor and this unique apartment has been recently refurbished to create a most stylish and spacious apartment with many attractive original features.

The property comprises: Communal entrance hall with stairs or lift access, entrance hall, reception room with direct sea view from all three windows, kitchen with chic modern fitted units, luxury bathroom and three double bedrooms the master bedroom having direct sea views).

A large and stylish apartment that will suit both professionals, second home buyers and investors located right on the seafront opposite the beach.

The excellent coffee shops, restaurants, pubs and shops of Kemp Town village and the Marina are right at hand. Also, the famous Lanes, Theatres and shopping of Brighton Centre are also within walking distance as are the lush green spaces of Queens Park and the train station providing access to London and surrounding areas. The property is also well served by a good local bus service.

Immediate viewing is most highly recommended as this is a special property with no chain.

Council Tax Band: E

Ground Rent: £15 pa

Lease length : 46 years, our understanding is that our vendor has spoken to the freeholder about a lease extension of at least 90 years which would bring the lease to 136 years. The freeholder is asking for approximately £100,000 for this by separate negotiation.

- Three Bedroom Apartment
- Amazing Direct Sea Views
- Grand Reception Room
- Fitted Kitchen
- Bathroom
- Across from the Beach
- Elegant Period Building
- Present lease 46 years
- Service Charge £1,200 per annum
- Chain Free



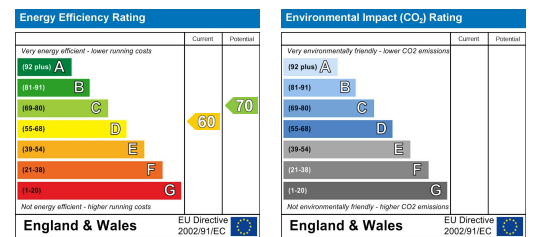
Floor Plan



Area Map



Energy Efficiency Graph



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