



FLAT 2B, 4 CLARENDON TERRACE BRIGHTON, BN2 1FD

£1,200 PER MONTH

Fantastic studio apartment which has been recently renovated throughout. Forming part of this period building on Kemp Town seafront. Clarendon Terrace is a sought after address and perfect for those looking for a picturesque seafront location. The property benefits from;

- New kitchen, fitted with integrated fridge freezer, dishwasher and washing machine.
- New bathroom, with rainfall shower head and vanity unit.
- Chrome electric sockets with USB charging sockets.
- Finished in Farrow and Ball Au Lait (wall colour) and Roasted Macadamia (Wood work colour)

Clarendon Terrace is a sought after address and perfect for those looking for a picturesque seafront location within a short distance of Brighton City Centre and Brighton Marina.

*There is a £25 per month charge on top of the rent for the communal water bill

Nicholas James

SALES LETTINGS AUCTIONS







| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 39 | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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