

# PHILLIPS & STILL

Clarence Square, Brighton

Asking Price £300,000 - £325,000



- A delightful one bedroom lower ground floor apartment
- Excellent decorative order
- Share of freehold
- Rear patio garden
- Situated in the heart of Brighton city

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## 3a Clarence Square, Brighton, BN1 2ED



This one-bedroom lower ground floor apartment in Brighton sounds charming! With its spacious lounge, good-sized double bedroom, and a separate kitchen, it seems perfect for comfortable living.

The rear patio garden is a nice touch, especially for summer barbecues. Being so close to the seafront and local amenities adds to its appeal. Plus, having a private entrance and a share of the freehold is definitely a bonus.



# Accommodation

## LOWER GROUND FLOOR

ENTRANCE HALL

BEDROOM  
15' 1" x 13' 3" (4.6m x 4.04m)

LIVING ROOM  
16' 10" x 13' 5" (5.13m x 4.09m)

BATHROOM

KITCHEN

## OUTSIDE

COURTYARD



Approximate Gross Internal Area  
58.3 sq m / 627 sq ft



- |    |                              |    |
|----|------------------------------|----|
| ←→ | Measuring Points             | CH |
| S  | Storage Cupboard             | T  |
| W  | Fitted Wardrobes             | FF |
| ↖  | Garden Shortened for Display | □  |
| ☐  | Skylight                     | B  |
|    | Ceiling Height               |    |
|    | Hot Water Tank               |    |
|    | Integrated Fridge / Freezer  |    |
|    | Head Height Below 1.5m       |    |
|    | Boiler                       |    |

**Lower Ground Floor**  
58.3 sq m / 627 sq ft

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Agents Note:

Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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