1 Bedroom First Floor Flat, Located in Clifton Place, Brighton

TAYLOR
MICHAEL

3 Clifton Place
Brighton
BN1 3FN

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Guide price £230,000

GUIDE PRICE £230,000 - £250,000 |

Taylor Michael are delighted to offer for sale this well-presented one-bedroom first-floor flat, ideally positioned on Clifton Place in the heart of Brighton. Offering approximately 404 sq ft / 37.5 sq m of accommodation, the property combines a central location with a modern interior and would make an excellent purchase for first-time buyers, professionals or investors looking for a conveniently located Brighton home.

The main living accommodation is arranged around a bright and welcoming open-plan kitchen and sitting room, creating a sociable and practical space for everyday living. The room has been thoughtfully arranged to provide defined areas for relaxing, dining and cooking without compromising on space. Natural light helps give the room an inviting feel, while the open-plan configuration is particularly well suited to modern city living.

The modern fitted kitchen, which was installed within the last couple of years, is a real feature of the property. Finished with contemporary cabinetry and contrasting work surfaces, it provides a good range of storage and preparation space alongside integrated appliances. A breakfast bar with stool seating creates an additional dining area and helps connect the kitchen naturally with the main living space, making it equally suited to everyday meals or entertaining.

The bedroom is a well-proportioned double room, measuring approximately 11'6 x 10'6, with sufficient space for a large wardrobe and additional bedroom furniture. Its generous proportions make it a comfortable principal bedroom rather than simply a sleeping space, while the separate layout from the main living area provides the privacy that buyers often look for in a one-bedroom apartment.

Completing the accommodation is the bathroom, fitted with a full-size bathtub with shower, WC and wash basin. Together with the separate bedroom and spacious open-plan living area, the layout makes excellent use of the available floor space and provides a practical home that should appeal both to owner-occupiers and to investors seeking a well-located property with a straightforward and desirable configuration.

Clifton Place enjoys an excellent central Brighton location, placing the city centre, seafront and the wide range of shops, cafés, restaurants and entertainment Brighton has to offer within easy reach. Its position makes the property particularly attractive for those wanting to enjoy the city on foot, while Brighton's transport connections are also conveniently accessible. For an investor, the combination of a central location, one-bedroom layout and modern kitchen provides many of the characteristics commonly sought by prospective tenants.

The property is offered leasehold with approximately 121 years remaining on the lease, providing a healthy unexpired term for prospective purchasers. The current service charge is approximately £1,200 per annum, paid in two instalments of approximately £600 in March and September, while there is no ground rent payable. With its modern interior, excellent central position and manageable size, this is an appealing opportunity for a first-time buyer looking to establish themselves in Brighton or an investor seeking a centrally located addition to their portfolio.

ONE-BEDROOM FIRST-FLOOR FLAT IN A HIGHLY CONVENIENT CENTRAL BRIGHTON LOCATION

BRIGHT AND WELCOMING OPEN-PLAN KITCHEN AND LIVING ROOM, IDEAL FOR MODERN CITY LIVING

CONTEMPORARY FITTED KITCHEN INSTALLED WITHIN THE LAST COUPLE OF YEARS WITH INTEGRATED APPLIANCES

GENEROUS DOUBLE BEDROOM WITH AMPLE SPACE FOR A LARGE WARDROBE AND ADDITIONAL FURNITURE

BATHROOM COMPLETE WITH A FULL-SIZE BATH, OVERHEAD SHOWER, WC AND WASH BASIN

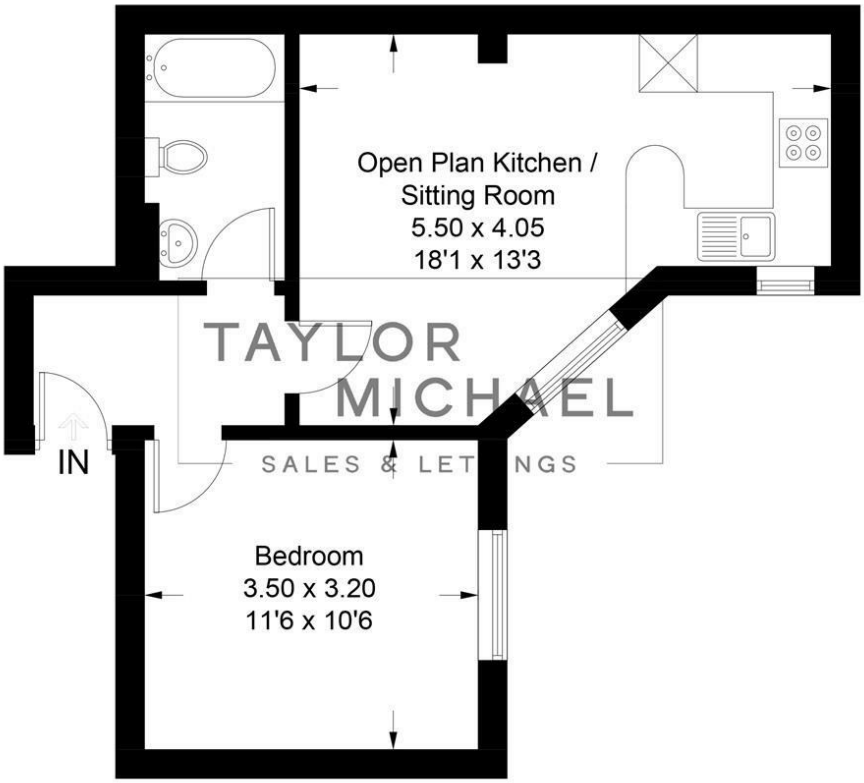
APPROXIMATELY 121 YEARS REMAINING ON THE LEASE

NO GROUND RENT AND SERVICE CHARGE OF APPROXIMATELY £1,200 PER ANNUM

SUPERB LOCATION WITH BRIGHTON CITY CENTRE, THE SEAFRONT, SHOPS, CAFÉS, RESTAURANTS AND TRANSPORT CONNECTION

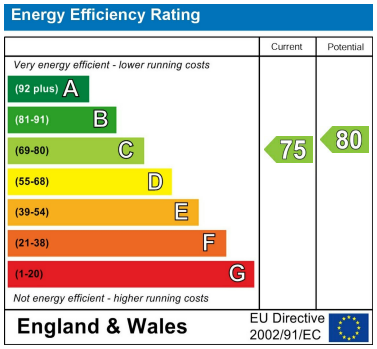
Clifton Place, Brighton, BN1 5AP

Approximate Gross Internal Area = 37.5 sq m / 404 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



DIRECTIONS

Clifton Place is situated just off Clifton Hill in central Brighton, within easy reach of Western Road and the city centre. From Brighton Station, head south towards the city centre before turning west towards Clifton Hill, where Clifton Place can be found tucked away in this popular residential area. The seafront, Churchill Square and Brighton's main shopping and leisure areas are all within convenient walking distance.

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