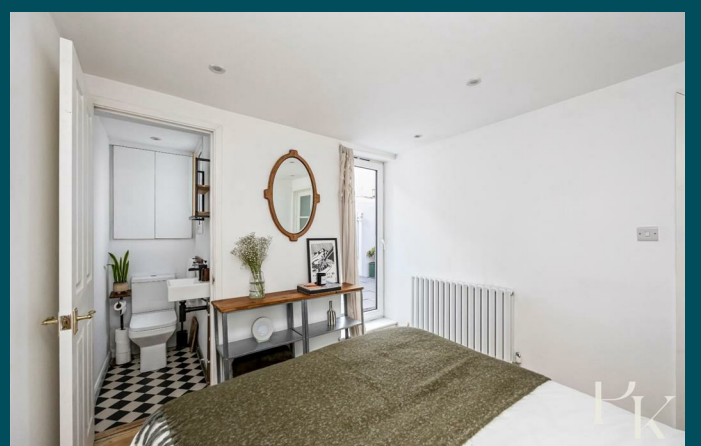
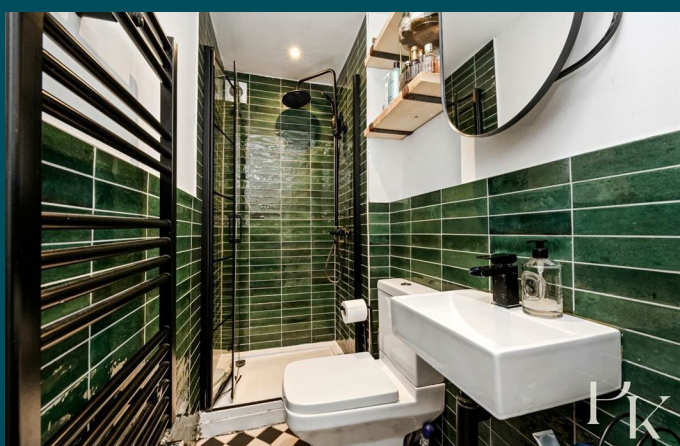




22A Clermont Road  
Brighton, BN1 6SG



# 22A Clermont Road

Brighton, BN1 6SG

**Guide price £325,000**

\*\* GUIDE PRICE £325,000 - £350,000 \*\*

An elegantly presented and characterful two-bedroom apartment, benefitting from two private outdoor spaces and ideally located close to Preston Park Station and a wealth of local amenities.

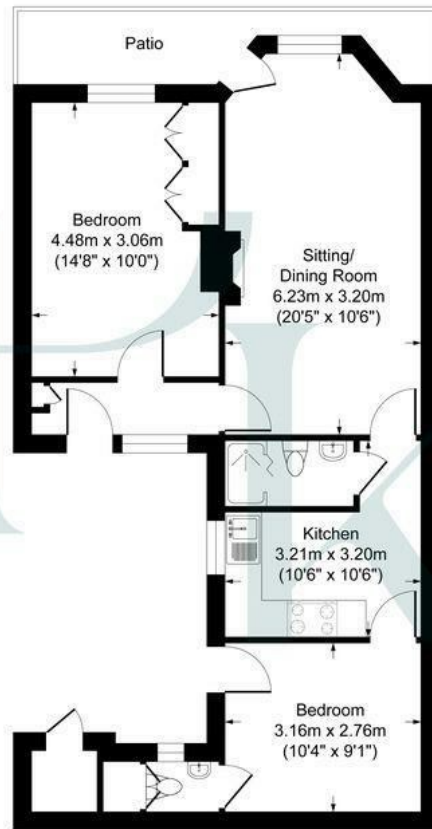
Upon entering, you are welcomed by beautifully stripped and stained original wooden floorboards that flow through the principal rooms, adding warmth and charm throughout. The accommodation begins with a generous double bedroom featuring built-in wardrobes. Further along, a bright and spacious living/dining room provides a superb setting for relaxing and entertaining. Centrally positioned, the contemporary kitchen and modern shower room are thoughtfully designed for both style and practicality. A second double bedroom completes the layout, benefitting from its own en suite WC.

A particular highlight of this stylish home is the rare advantage of two private outdoor spaces. A charming patio accessed from the living room offers the perfect spot for a peaceful morning coffee, while a second west-facing patio on the opposite side of the apartment provides an ideal suntrap—perfect for evening drinks or summer barbecues.

The location is exceptionally convenient, with a Sainsbury's Local nearby on Cumberland Road, excellent bus routes, and Preston Park Station just moments away, offering direct connections to London and Gatwick. For those with an active lifestyle, FitBox gym is close by, while Preston Park itself is within easy walking distance, offering green open space, tennis courts, and the popular weekly Parkrun.



## Claremont Road



Lower Ground Floor

Approximate Gross Internal Area = 58.72 sq m / 632.05 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

Pearson  
Keehan