



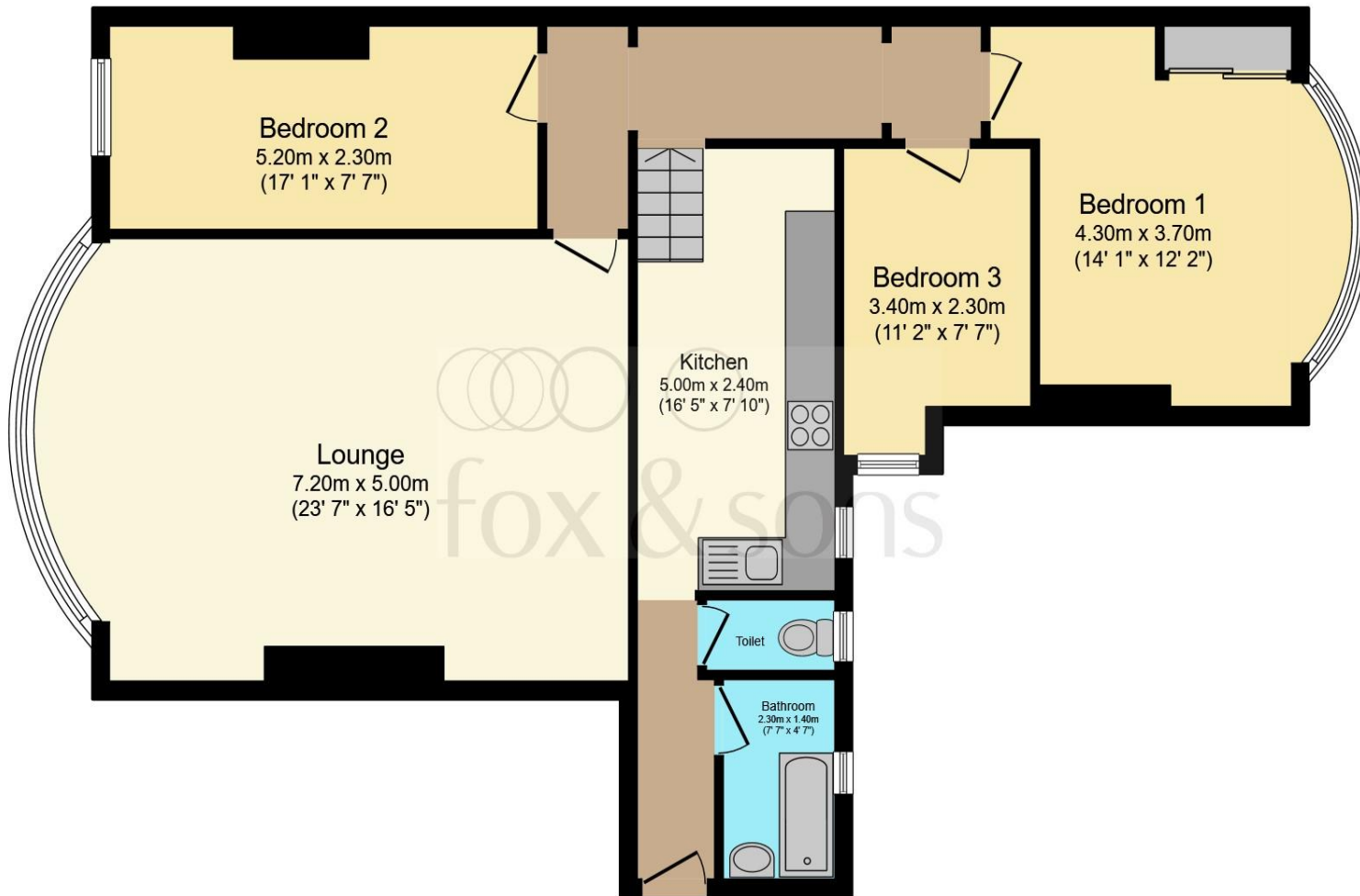
Clarendon Terrace, Brighton, BN2 1FD

welcome to

Clarendon Terrace, Brighton

A beautiful three-bedroom apartment featuring a south-facing lounge with direct sea views. Located in a well-maintained building with lift access, the property is offered with no onward chain and comes with a brand new 125-year lease.





Fox and Sons are delighted to offer this three bedroomed seafront apartment. The lounge is a stunning room flooded with natural light and has direct sea views! The owner is extending the lease so it will have a new lease, and it would make an ideal weekend home or for someone looking to upsize to a luxury apartment. The building also benefits from a lift which is a rarity in the local area. The property is located in the extremely popular Clarendon Terrace, which is directly situated on Brighton Seaside. The flat is also within easy walking distance of Kemp Town Village, Brighton Marina and The Royal Sussex County Hospital.

The lease has been renewed to 125 years, providing peace of mind and long-term security for prospective buyers.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Total floor area 99.5 m² (1,071 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Clarendon Terrace, Brighton

- Three Bedrooms
- Sea Views
- Sold With No Onwards Chain
- New Lease available be separate negotiation
- Lift

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: E Service Charge: 2000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 179 years from 17 Jun 1971.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£400,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/KET107541



Property Ref:
KET107541 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01273 688148



kemptown@fox-and-sons.co.uk



9-10 Bristol Road, BRIGHTON, East Sussex, BN2 1AP



fox-and-sons.co.uk