



39, Clermont Terrace, Preston, Brighton BN1 6SJ





39, Clermont Terrace,  
Preston, Brighton BN1 6SJ  
£1,150 Per Month -

- Well presented one bedroom flat
- Located on second floor
- Open plan kitchen with appliances
- Modern fitted shower room & separate WC
- Beautiful distant views
- Neutral decorative theme
- Modern fitted grey carpet
- Walking distance to Preston Park Station
- Available end of February, unfurnished
- Viewing recommended

This well presented one bedroom flat is located on the second floor with beautiful distant views towards Preston Park. Available from mid February on an unfurnished basis, the flat features a lounge with an open plan kitchen having an integrated oven and hob, a bedroom with storage space and a shower room together with a separate WC. The flat has a neutrally presented interior with a fitted grey carpet in the lounge. There is a useful security door entry phone system and slim line electric heaters which together with the double glazed windows result in a cosy living space. Viewing is strongly advised as the location is particularly sought after being only a stones throw from Preston Park station. COUNCIL TAX BAND A



Clermont Terrace is located close to Preston Park Station along with local amenities including Preston Park itself with its open green spaces.



Living room/Kitchen  
16'3 x 16'1

Bedroom  
8'2 x 9'7

En-suite shower room

#### Property Information

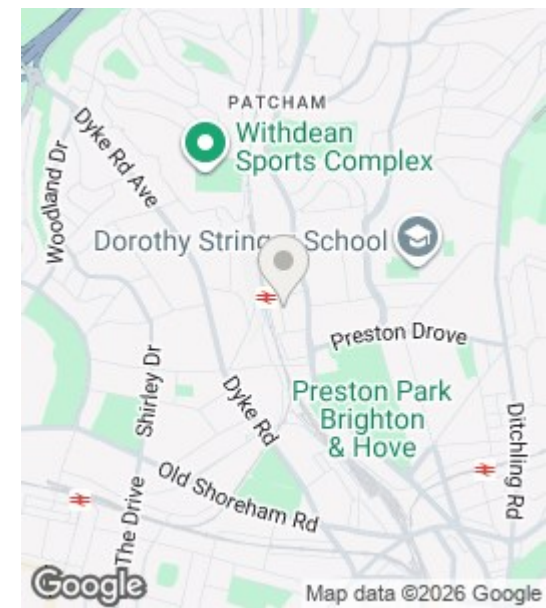
Council Tax Band A: £1,637.19 2025/2026

Utilities: Mains electric, water and sewerage. Electric heating

Parking: Roadside permit parking, zone K

Broadband: Standard 17 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Mobile: Good coverage (OFCOM checker)



Council:- BHCC  
Council Tax Band:- A

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Spencer  
& Leigh**

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

**t:** 01273 565566

**w:** [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Total Area: 33.0 m<sup>2</sup> ... 355 ft<sup>2</sup>

All measurements are approximate and for display purposes only