



Clarence Square, BN1

£315,000

**ASTON**  
**VAUGHAN**

## INTRODUCING

# Clarence Square, BN1

1 Bedroom | 1 Bathroom | 1 Reception Room |

Nestled in the highly sought-after Clarence Square, East Sussex, this delightful one-bedroom apartment presents an exceptional opportunity for first-time buyers, investors, or those seeking a convenient and stylish urban retreat. The property boasts a prime location, offering the perfect blend of peaceful residential living with unparalleled access to Brighton's vibrant city centre and excellent transport links.

Upon entering, you are greeted by a thoughtfully designed open-plan kitchen, dining, and living area. This contemporary space is both inviting and functional, ideal for modern living and entertaining. The kitchen is a true highlight, featuring a range of quality integrated appliances and sleek cabinetry, ensuring a seamless cooking experience. The generous living area provides ample space for relaxation and dining, with natural light enhancing the bright and airy feel of the room.

The apartment comprises a well-proportioned double bedroom, offering a tranquil sanctuary for rest. Adjacent to the bedroom is a modern, well-appointed bathroom, complete with contemporary fixtures and fittings, providing a comfortable and refreshing space. The entire apartment has been meticulously maintained, presenting a turn-key solution for its new owner.





One of the most significant advantages of this property is its superb location. It is just a 10-minute walk to Brighton Mainline Train Station, making it an ideal choice for commuters needing swift access to London and other major destinations. Clarence Square itself is renowned for its attractive architecture and leafy surroundings, providing a pleasant environment to call home. Residents also benefit from being close to well-kept local gardens and parks, offering a peaceful outdoor space to enjoy without the maintenance responsibilities.

Beyond the immediate vicinity, the apartment is perfectly positioned to take advantage of Brighton's eclectic mix of shops, restaurants, cafes, and cultural attractions. The famous Brighton beach, The Lanes, and numerous parks are all within easy reach, ensuring there is always something to explore and enjoy. This property truly offers the best of Brighton living, combining convenience, comfort, and style in one desirable package. Early viewing is highly recommended to fully appreciate all that this charming apartment has to offer.





### Education:

Primary: Middle Street Primary School, St Pauls C of E, St Mary Magdalen Catholic Primary School

Secondary: Varndean, Dorothy Stringer

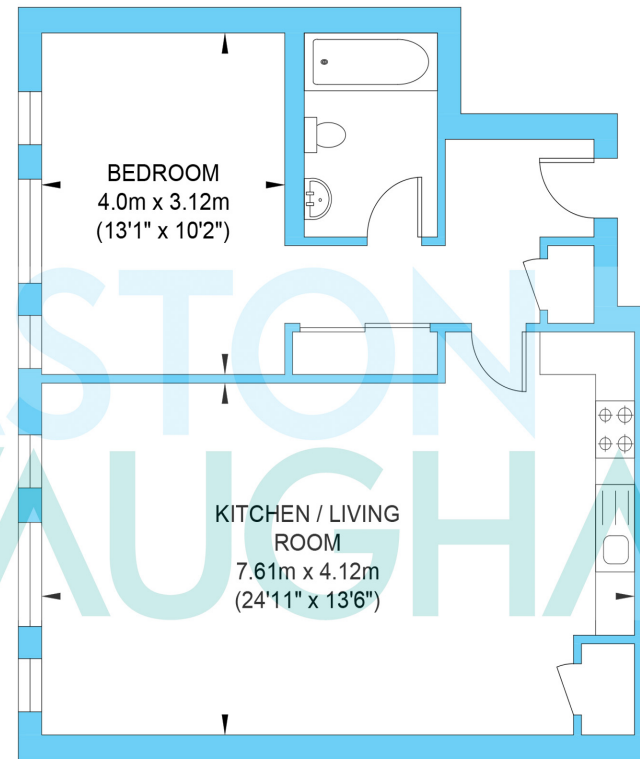
Sixth Form: BHASVIC, Varndean, MET, BIM

Private: Brighton College Prep, Brighton College, Brighton Waldorf, Roedean

### Location Guide:

Clarence Square is a highly central part of Brighton, set within a historic Regency garden square just a few minutes from the seafront and the main shopping area around Churchill Square. The location offers excellent walkability, with easy access to cafes, restaurants, and Brighton railway station for commuting. It has a lively, urban atmosphere that appeals to professionals and renters, though it can be busy and noisy due to its proximity to nightlife and the city centre.

## Clarence Square



Second Floor  
Approximate Floor Area  
626.78 sq ft  
(58.23 sq m)



Approximate Gross Internal Area = 58.23 sq m / 626.78 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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