



Flat 3, 6, Clermont Road, Brighton, BN1 6SG

Spencer
& Leigh

Flat 3, 6, Clermont Road,
Brighton, BN1 6SG

Guide Price £199,950 - Leasehold

- Converted apartment in a period building
- One bedroom
- 13' Bay fronted living room
- Separate kitchen
- Extended lease
- Preston Park Station within very easy walking distance
- No onward chain
- Well presented throughout
- Internal inspection recommended
- Exclusive to Spencer & Leigh

GUIDE PRICE - £199,950 - £209,950

Positioned on the first floor of this converted period building is this well presented one bedroom flat. The accommodation comprises in brief of a 13' bay fronted living room with high ceilings, a separate 10' kitchen and a bathroom and bedroom. The position is considered to be ideal with Preston Park Station being at the top of the road. Conveniently this apartment benefits from an extended lease of in excess of 150 yrs. Further benefits include no onward chain. Viewing of this apartment is considered essential.



Clermont Court is located within walking distance to Preston Park Station as is Sainsbury Local & Costa Coffee. Preston Park & Preston Manor are also just along the road as are many amenities on Preston Road.



Communal entrance

Entrance hallway

Living room
13'10 x 12'2

Kitchen
10'6 x 6'2

Bedroom
10'11 x 9'1

Bathroom

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



Starting out at Spencer & Leigh
108 Old London Road, Brighton, BN1
8YA


Head northwest on Old London Road
towards Old Patcham Mews

Sharp left onto Patcham By-Pass/A23

Continue to follow A23

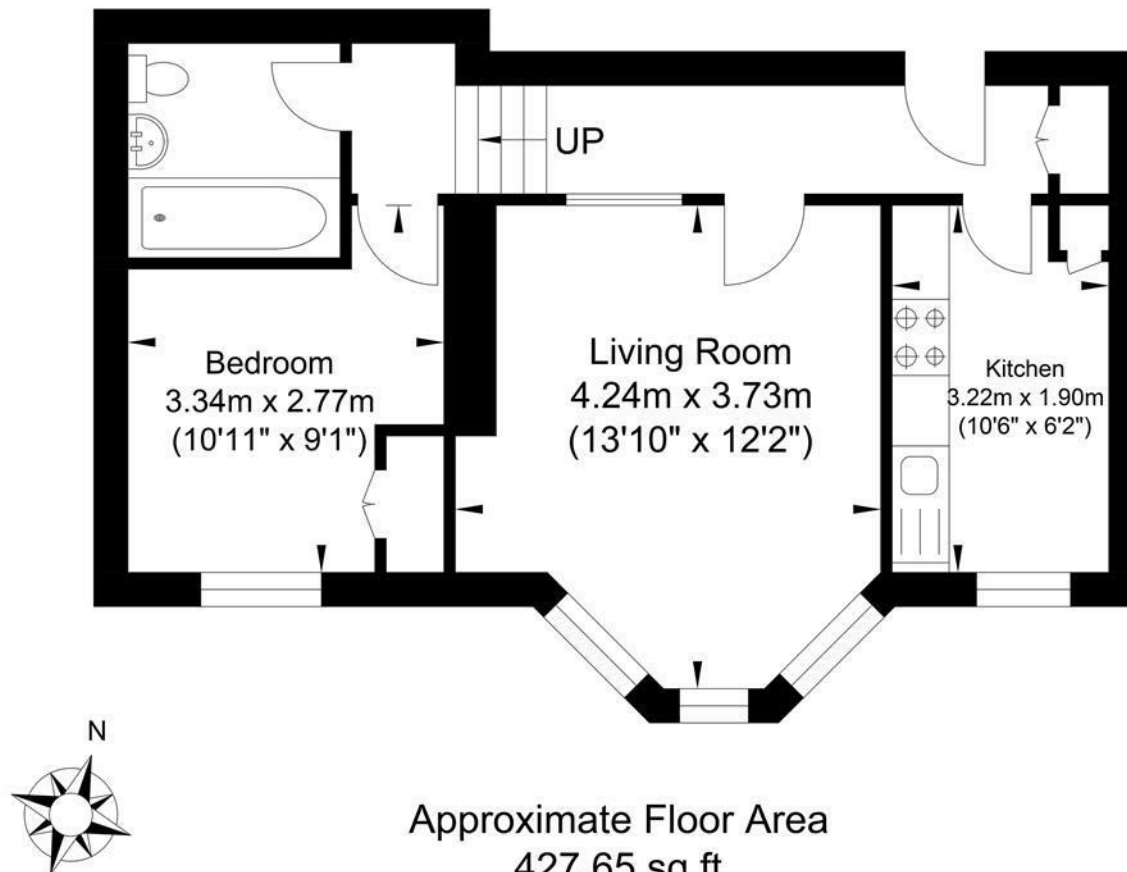
Turn right onto Clermont Road

Council:- Brighton & Hove City Council
Council Tax Band:- A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC 		

**Spencer
& Leigh**

Clermont Road



Approximate Floor Area
427.65 sq ft
(39.73 sq m)

Approximate Gross Internal Area = 39.73 sq m / 427.65 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

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