

Flat 3, 3 Clarendon Place, Brighton, BN2 1JD

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Guide Price £260,000 - £270,000 Leasehold - Share of Freehold

- Beautiful Period converted maisonette
- Large bedroom with sea views
- Spacious Lounge/dining room
- Recently refurbished
- Modern Fitted kitchen
- Stylish shower room
- Share in the freehold & Long lease
- Popular Kemp Town location
- No onward chain
- Viewing highly recommended

GUIDE PRICE £260,000 - £270,000

Situated in the vibrant area of Kemp Town, Brighton, this charming period converted maisonette offers a delightful blend of modern living and classic character. The property boasts one spacious reception room that serves as a welcoming lounge and dining area and also benefits from a concealed double wall bed, providing excellent additional space for sleeping, working or relaxing. The recently refurbished flat features a modern fitted kitchen, equipped with contemporary appliances, making it a joy for any home cook.

The large bedroom is a standout feature, providing stunning sea views that create a serene atmosphere, ideal for relaxation. The stylish shower room adds a touch of luxury, ensuring comfort and convenience for residents.

Offered for sale with no onward chain, this property presents an excellent opportunity for first-time buyers or those looking to invest in a desirable location. Additionally, the flat comes with a share in the freehold, providing a sense of ownership and community.

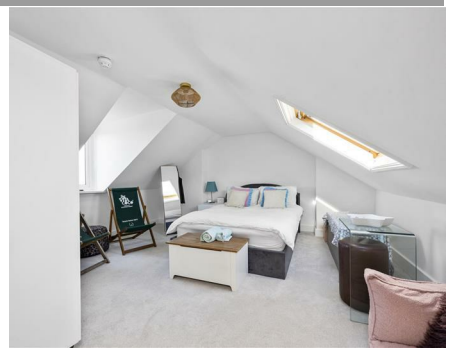
Clarendon Place is situated in a popular area, known for its vibrant atmosphere and proximity to the beach, local shops, and cafes. This maisonette is not just a home; it is a lifestyle choice, offering the best of Brighton living. Don't miss the chance to make this lovely flat your own.



Set within the Kemp Town Conservation area. There are local shops nearby and Kemp Town Village, where there is a range of independent boutiques, coffee shops, delicatessens, pubs and restaurants, plus bank and post office. Brighton College and Roedean are easily accessible from this home.







Communal Entrance

Stairs rising to First & Second Floor

Entrance

Entrance Hallway

Dining/Sitting Room
16'11 x 10'5

Kitchen
10'6 x 8'10

Bathroom
9'9 x 5'4

Stairs rising to Third Floor

Bedroom
16'6 x 15'6

Property Information
Council Tax Band A: £1,719.63 2026/2027
958 years remaining on lease
Service Charge - £2,409.88 p/a
Zero Ground Rent
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Residents on street parking - Zone H
Broadband: Standard 18Mbps, Superfast 80 Mbps, Ultrafast 1000Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)
Restrictions: East Cliff Conservation Area

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

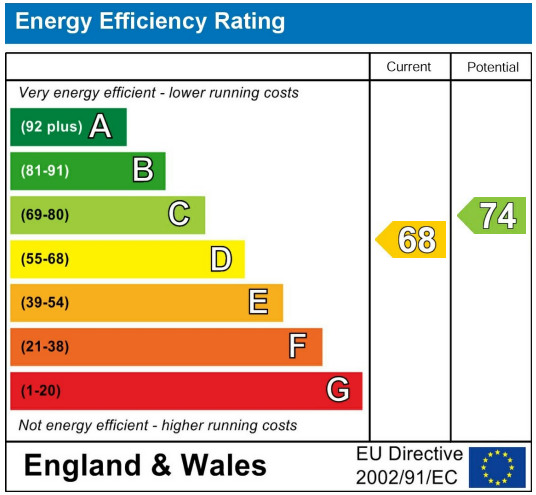








Council:- BHCC
Council Tax Band:- A



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Clarendon Place



First Floor
Approximate Floor Area
45.64 sq ft
(4.24 sq m)

Second Floor
Approximate Floor Area
414.84 sq ft
(38.54 sq m)

Third Floor
Approximate Floor Area
237.45 sq ft
(22.06 sq m)

Approximate Gross Internal Area = 64.84 sq m / 697.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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