

PHILLIPS & STILL

Clarence Square, Brighton

£400,000 - £425,000



- **An Extremely Spacious Lower Ground Floor Converted Flat**
- **30ft South Facing Open Plan Lounge / Diner With Refitted Kitchen Area**
- **Refurbished & Stylishly Presented Throughout**
- **One / Two Double Bedrooms**
- **Two Modern Shower Rooms**

To view all our homes: phillipsandstill.co.uk



Clarence Square, Brighton, BN1 2ED



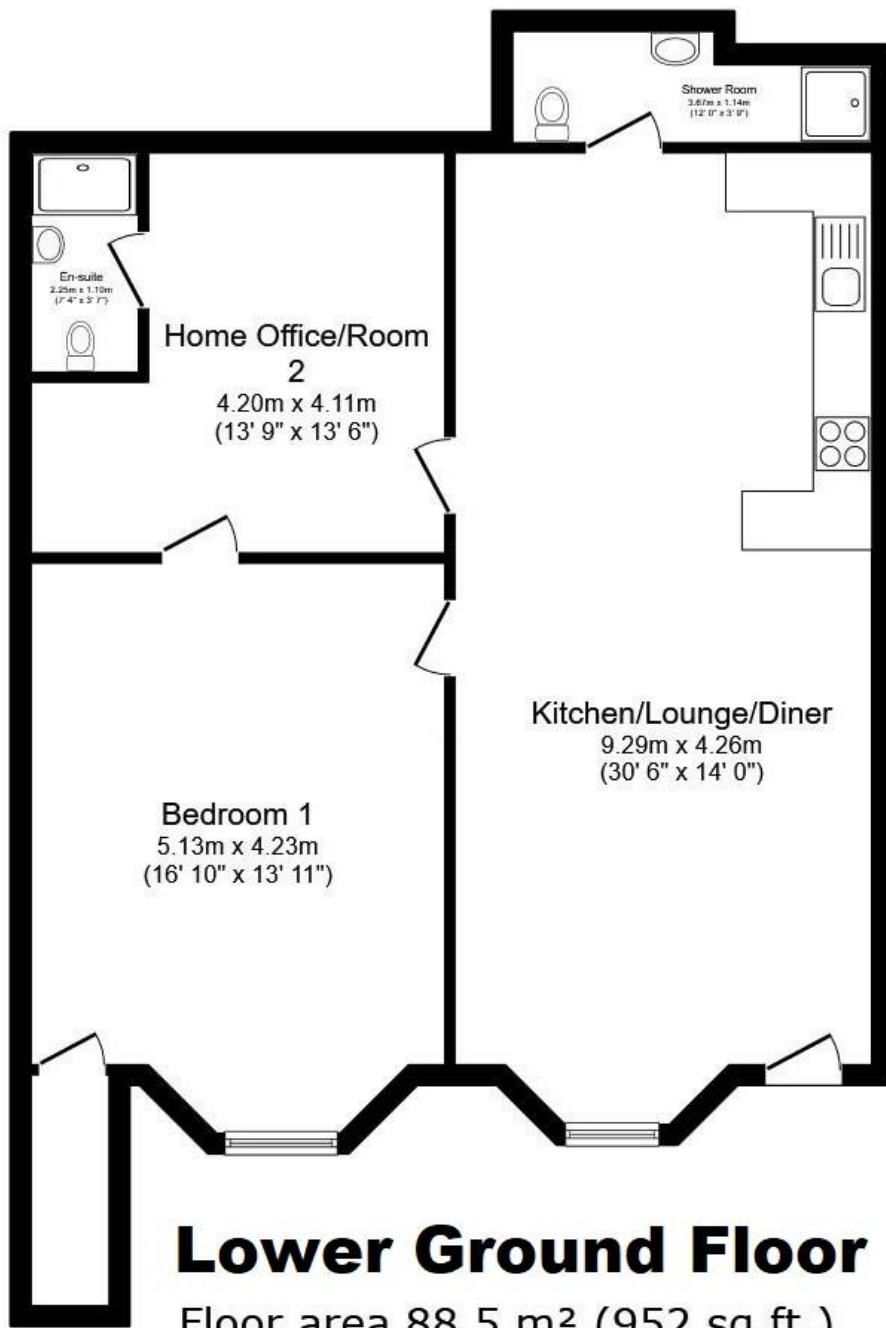
Whether it's a home, second / holiday property or buy to let investment you require, this incredibly spacious lower ground floor converted property situated in the beating heart of the City centre is sure to grab your attention!

Overlooking picturesque Clarence Square and located moments from Churchill Square and Brighton seafront, you'll never be short of things to do living here. A vast array of shops, boutiques, fine restaurants, cafes, bars, pubs and clubs are on your door step with Brighton mainline railway station also within easy reach.

Internally the flat feels vast, has been refurbished throughout, is stylishly presented and full of natural light. You will be bowled over by the space, each room is large and airy with two shower rooms serving the property. Accommodation comprises of a spectacular open plan 30ft bay fronted lounge / diner with sunny views over the square and communal South facing front terrace, extensive refitted kitchen area, the first of two modern shower rooms, master bedroom to the front, a second bedroom / office room to the rear with en suite shower room.

Viewings are highly recommended to fully appreciate how much this property has to offer and with no onward chain, it is ready to pack your bags & move straight into!





Lower Ground Floor

Floor area 88.5 m² (952 sq.ft.)

Accommodation

LOWER GROUND FLOOR

OPEN PLAN BAY FRONTED
LOUNGE / DINER
30' 6" x 14' 0" (9.3m x 4.27m)
REFITTED KITCHEN AREA

SHOWER ROOM

BEDROOM ONE
16' 10" x 13' 11" (5.13m x 4.24m)
HOME OFFICE / BEDROOM TWO
13' 9" x 13' 6" (4.19m x 4.11m)
EN SUITE SHOWER ROOM

OUTSIDE

COMMUNAL SOUTH FACING
FRONT TERRACE





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.EPC4U.COM		

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk