



- An amazing two bedroom seafront regency apartment
- Forming part of this Grade two listed building
- Front and rear patio gardens
- Own private gated street entrance

## Clarendon Terrace, Brighton, BN2 1FD

Guide Price £375,000 - £400,000

\*\*\*Guide Price £375,000 - £400,000\*\*\* A fantastic opportunity to acquire this delightful seafront apartment forming part of this attractive Grade two listed building situated in a sought after location in Brighton. The property offers generous size accommodation and comes with two patio garden areas which are perfect for some alfresco dining whilst enjoying a strong sense of tranquillity and peace.



## Property Description

This property is an extraordinary two-bedroom seafront Regency apartment, situated within a collection of grade II listed buildings. It is in good decorative condition, showcasing attention to detail and care.

The apartment offers a front and rear patio garden, allowing residents to relish in the tranquillity and beauty of outdoor spaces. These gardens serve as a delightful extension to the living area, which provides an ideal setting for relaxation and entertainment.

The Lounge is extremely bright and airy with high ceilings which makes an already spacious room feel even more grand. The master bedroom is also very spacious with a delightful bay fronted window giving this flat even more character.

One of the remarkable features of this property is its private gated street entrance. This entrance ensures privacy and security, creating a sense of seclusion and exclusivity for the residents.

The proximity to the sea allows for a refreshing and invigorating lifestyle, where residents can indulge in beach walks, water activities, or simply bask in the beauty of the shoreline.

Furthermore, the property is sold with a share of the freehold, which adds value and security to the investment. This means that the residents collectively own the freehold of the building, granting them more control over the management and maintenance of the property.



# Accommodation

## GROUND FLOOR

ENTRANCE HALL

OPEN PLAN KITCHEN / LIVING ROOM  
25' 7" x 19' 8" (7.8m x 5.99m)

BEDROOM TWO  
10' 2" x 8' 4" (3.1m x 2.54m)

BATHROOM  
8' 2" x 6' 5" (2.49m x 1.96m)

BEDROOM ONE  
17' 7" x 15' 10" (5.36m x 4.83m)

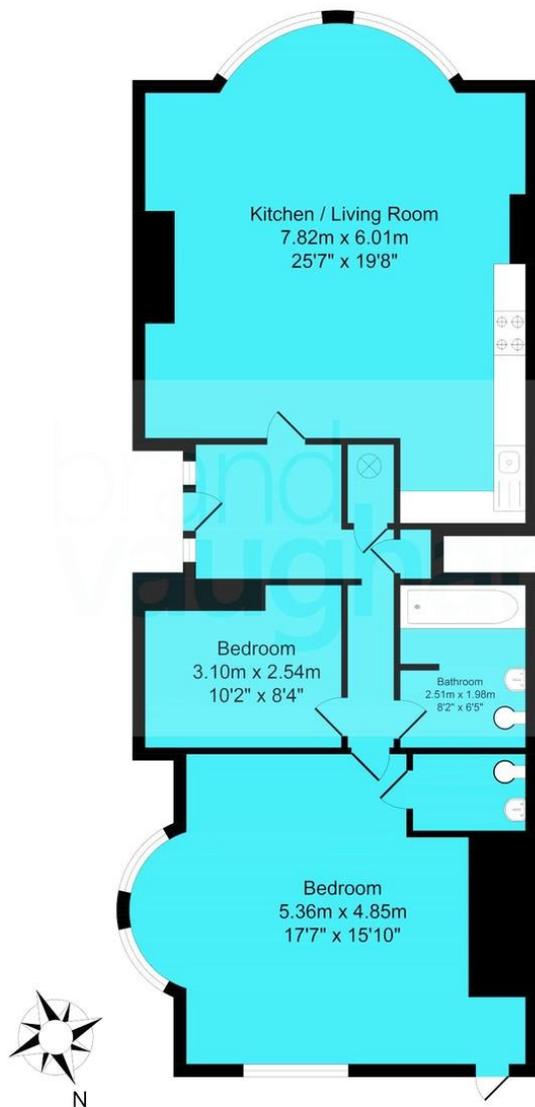
ENSUITE WC

## OUTSIDE

FRONT AND REAR PATIO GARDEN



Ground Floor  
89.29 sq.m. (961.10 sq. ft.) approx.



TOTAL FLOOR AREA : 89.29 sq.m. (961.10 sq.ft.) approx.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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