



Clarence Square, Brighton, East Sussex , BN1 2ED

Guide Price £320,000

- One double bedroom
- Top floor flat (Second)
- Central location
- Double aspect living room
- Overlooking Clarence Square



Stanfords
Estate Agents



Stanfords Estates are please to offer this one double bedroom top (second) floor flat , situated in the heart of Brighton city centre yards from Churchill Square and the seafront. This one bedroom property has a double aspect living room overlooking Clarence Square, separate kitchen, shower room and double bedroom with built in wardrobes. The property is offered in good condition and has great potential as a holiday let or buy to let investment. Must be seen to be appreciated. No onward chain.

COMMUNAL ENTRANCE

Communal door entry phone system steps up to door, communal hallway stairs to first floor.

ENTRANCE HALL

Front door to entrance hall with stairs up to second floor. Sash Window with a southerly aspect, landing with doors to all rooms, airing cupboard housing hot water cylinder and storage.

LIVING ROOM

15' 9" x 14' 9" (4.8m x 4.5m)

Double aspect room with bay window offering fabulous views over Clarence Square with additional window to the side. Coved ceiling, fireplace with hearth, alcove shelving and storage. Wall mounted electric heater.

KITCHEN

7' 7" x 6' 2" (2.31m x 1.88m)

Fitted kitchen with floor and wall mounted units, roll top work surface with stainless steel sink and mixer taps, four ring hob, oven beneath and extractor over, ceramic tiled floor and easterly aspect sash window overlooking the square.

BEDROOM

11' 2" x 10' 6" (3.4m x 3.2m)

Easterly aspect sash window to the side with secondary glazing, alcove shelving and storage, built in double wardrobe with storage above. Wall mounted electric heater.

SHOWER ROOM

9' 11" x 5' 4" (3.02m x 1.63m) MAX

Walk in shower with 'Mira' shower over, white suite, with low level WC, vanity unit with sink and mixer tap, shaver point, extractor fan, cupboard with shelving.

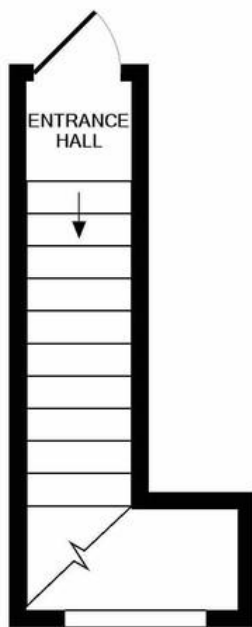
OTHER INFORMATION

Lease - Remainder of 999 years

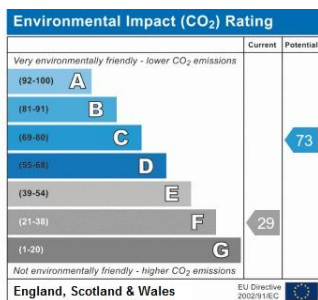
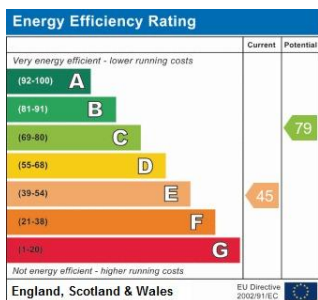
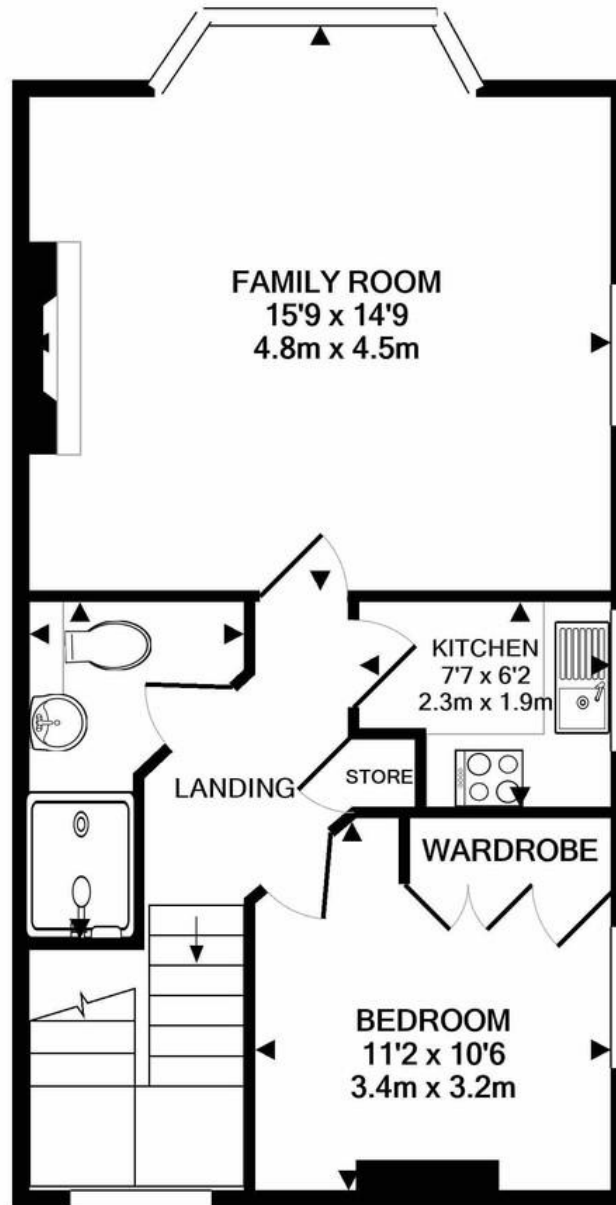
Ground Rent - N/A

Service Charge - £700 per annum Approx.

Council Tax Band - B



1ST FLOOR



SERVICE CHARGE

GROUND RENT

PARKING
[insert text here]

COUNCIL TAX BAND

Tax band B

TENURE

Share of Freehold

LOCAL AUTHORITY

Brighton & Hove City Council

OFFICE

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