

SOLD STC



Clarendon Place, Brighton
Asking Price Of £122,500


MARTIN & CO

Clarendon Place, Brighton

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- 1 BEDROOM FLAT
- SECURE DOOR ENTRY
- SOUTHERLY ASPECT
- COMMUNAL GARDEN PATIO
- NEAR LOCAL SHOPS

**** RETIREMENT FLAT WITH SOUTH FACING ASPECT **** A spacious 1 bedroom flat in a purpose built block for over 60's only in Kemptown village close to local bus links to Brighton city centre, local shops and

PROPERTY LOCATION In a sought after area near Kemptown village close to local shops, cafes and amenities. Travel links to Brighton City centre and Brighton mainline station. Within 10 minutes walk to the seafront. Brighton marina is 5 minutes by Bus down the road with its attractive boating marina, cinema, restaurants and supermarket.

DESCRIPTION The property which faces south within a retirement purpose built block for the over 60's in Kemptown, Brighton. Set within communal grounds, gardens and onsite car park. Entrance to the building is by secure door entry only and the flat is on 2nd floor accessed by stairs and a lift.



The building has many amenities to include Communal lounge with kitchen, laundry room, guest room and house manager office. Lift to all floors and stairs. The building is well maintained by the house manager.

On the 2nd floor the front door of the flats leads to:

Entrance Hallway - access to all rooms in the flat

Living room - South facing windows overlooking the front of the building, fitted cupboard and access to Kitchen.

Kitchen - Range of wall and floor mounted units, rolled edged work surfaces, Fridge freezer(not tested), freestanding cooker (not tested).

Shower room - Spacious shower cubicle with shower and chair, wash basin and low level WC.

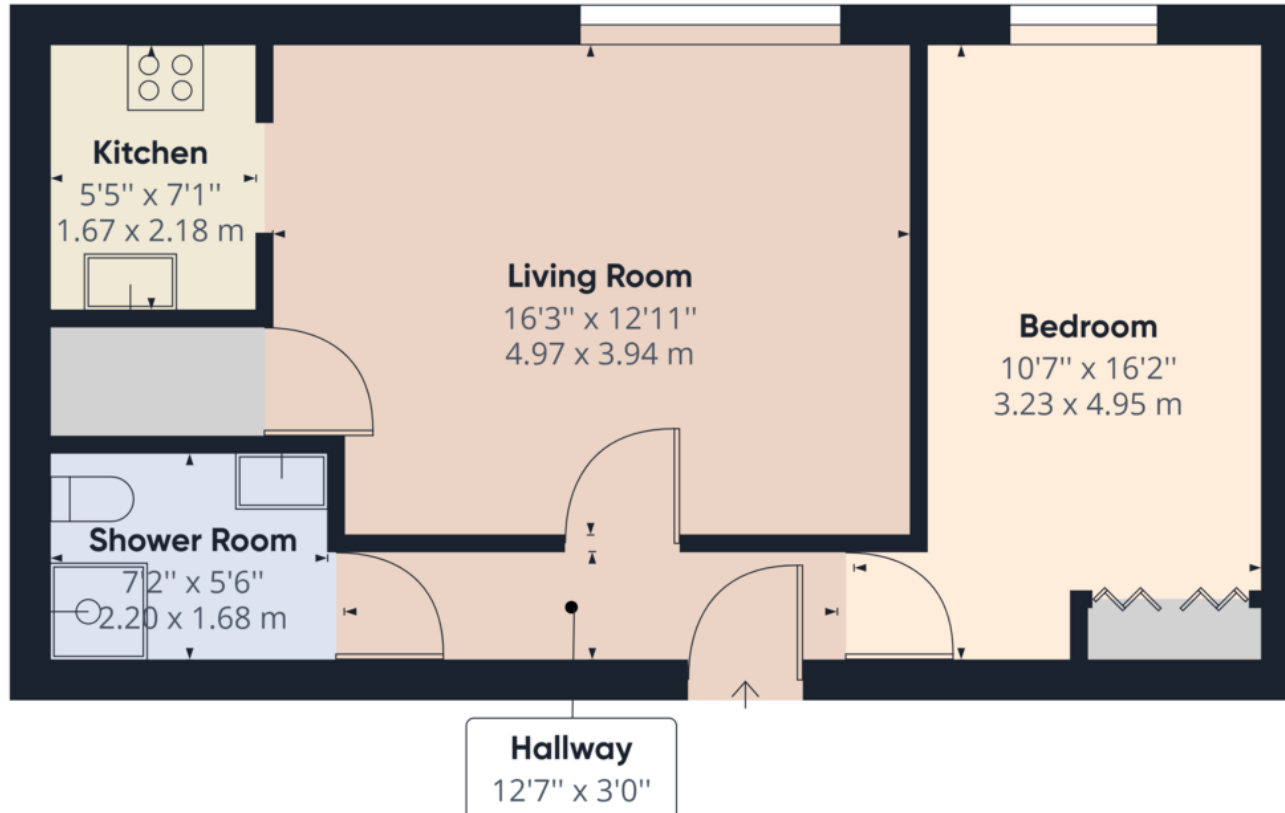
Master Bedroom - South facing window to front of building, double fitted wardrobe.

Outside

Communal gardens and patio with car park(please note that the house manager needs to be informed if you wish to keep you car in the car park and there is not enough spaces for all flats)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(40-54) E		



Approximate total area⁽¹⁾
497.31 ft²
46.20 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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