



47 THE CLIFF

BRIGHTON, BN2 5RF

£1,250,000
FREEHOLD

Fantastic detached house with stunning sea views & huge potential. This superb property really has so much to offer; a large plot with already impressive accommodation, although with potential to develop or extend further (subject to necessary consents). The current accommodation comprises; three double bedrooms, two bathrooms, two large south facing reception rooms, kitchen & conservatory. Beneath is the double garage and useful utility room.

There is an abundance of outside space with south facing balconies and a terrace providing the perfect spots to enjoy the sea views along with a delightful rear garden.

This stunning coastal location offers almost immediate access to the seafront and scenic walks along with being within easy reach of Kemptown and the City Centre. There are fantastic schools within the area including Brighton College and Roedean School.

**Nicholas
James**

SALES LETTINGS AUCTIONS







Lower Ground Floor
Approximate Floor Area
481 sq. ft.
(44.7 sq. m.)



Ground Floor
Approximate Floor Area
1,483 sq. ft.
(137.7 sq. m.)



First Floor
Approximate Floor Area
1051 sq. ft.
(97.6 sq. m.)



Outbuilding
Approximate Floor Area
61 sq. ft.
(5.7 sq. m.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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