



## FLAT 2B, 4 CLARENDON TERRACE

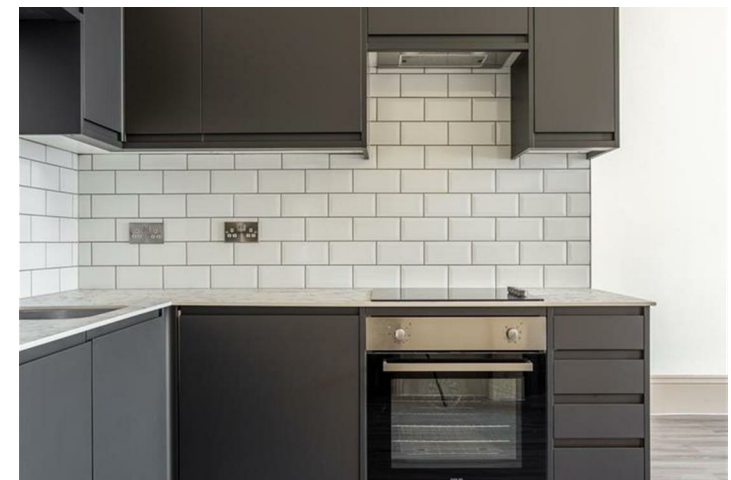
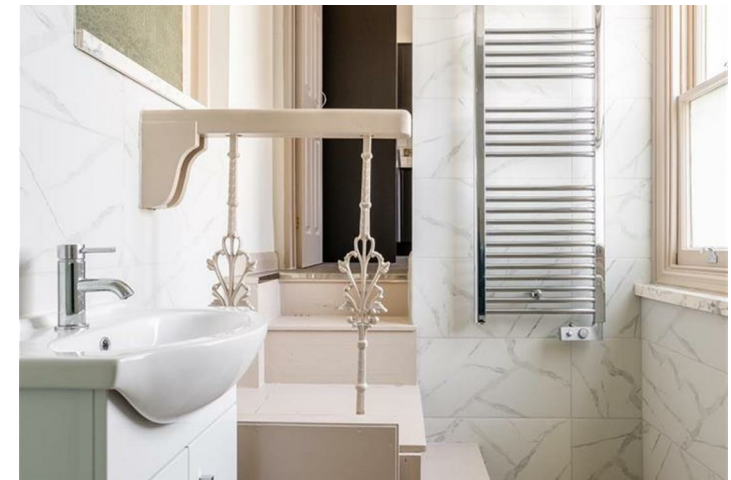
BRIGHTON, BN2 1FD

£200,000  
LEASEHOLD

Fantastic studio apartment forming part of this period building on Kemp Town seafront. Clarendon Terrace is a sought after address and perfect for those looking for a picturesque seafront location. The property is well presented throughout and benefits from; modern bathroom, impressive open plan living with fantastic kitchen with integrated appliances.

Clarendon Terrace is a sought after address and perfect for those looking for a picturesque seafront location within a short distance of Brighton City Centre and Brighton Marina. Brighton mainline station provides regular and direct links to London.

**Nicholas  
James**  
SALES LETTINGS AUCTIONS







Total area: approx. 31.2 sq. metres (335.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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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