



7 CLARENCE SQUARE BRIGHTON, BN1 2ED

£325,000
LEASEHOLD

Guide Price £325,000 - £350,000. Superb City Centre apartment with no onward chain! Occupying the entire lower ground floor of this attractive well maintained period building, the apartment offers fantastic accommodation with the ability to put your own stamp on it. Comprising; two double bedrooms, three piece bathroom suite and open plan kitchen / living room leading out to the private rear south facing courtyard. Additional benefits include own street entrance and no onward chain.

This extremely popular location is moments from popular shops, cafes and restaurants in Churchill Square and Western Road along with being within easy reach of Brighton Seafront. Brighton mainline station is approximately 0.5 miles away providing regular and direct links to London.

**Nicholas
James**

SALES LETTINGS AUCTIONS





Clarence Square

Approximate Gross Internal Area = 66.0 sq m / 710 sq ft

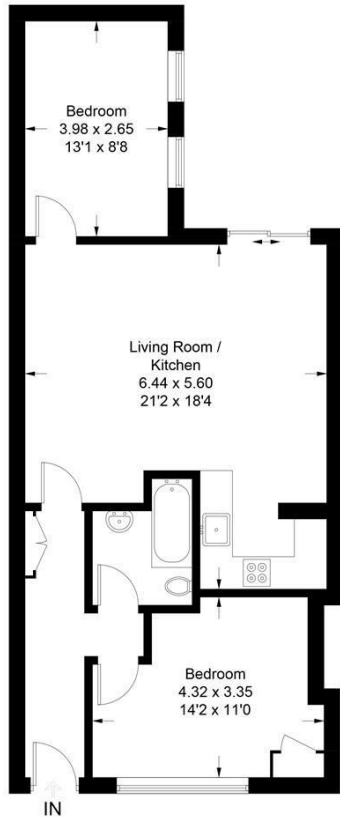


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1289305)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(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

Hove Sales
 Ground Floor 8 The Drive
 Hove
 East Sussex
 BN3 3JA

01273 917915
 hello@nicholasjamesproperty.co.uk
 www.nicholasjamesproperty.co.uk

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