



8 CLARENDON MANSIONS

BRIGHTON, BN1 1NF

£450,000
LEASEHOLD

Guide price £450,000 - £475,000. Superb three bedroom top floor apartment in a landmark seafront building overlooking Brighton pier and promenade with no onward chain.

The accommodation comprises spacious hallway, large living room with direct sea view, separate fitted kitchen with appliances, bathroom, three bedrooms and a large balcony. There is the added convenience of an elevator in the block and the apartment comes with no onward chain.

The apartment is ideally situated for all of Brighton's main attractions, including Brighton seafront and promenade, Brighton pier, the i360 and a wide range of bars, restaurants, Nightclubs, Churchill square shopping centre and the World renowned North and South Laines.

**Nicholas
James**

SALES LETTINGS AUCTIONS







Clarendon Mansions
 Total Area: 99.8 m² ... 1074 ft² (excluding balcony)
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		58	
(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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