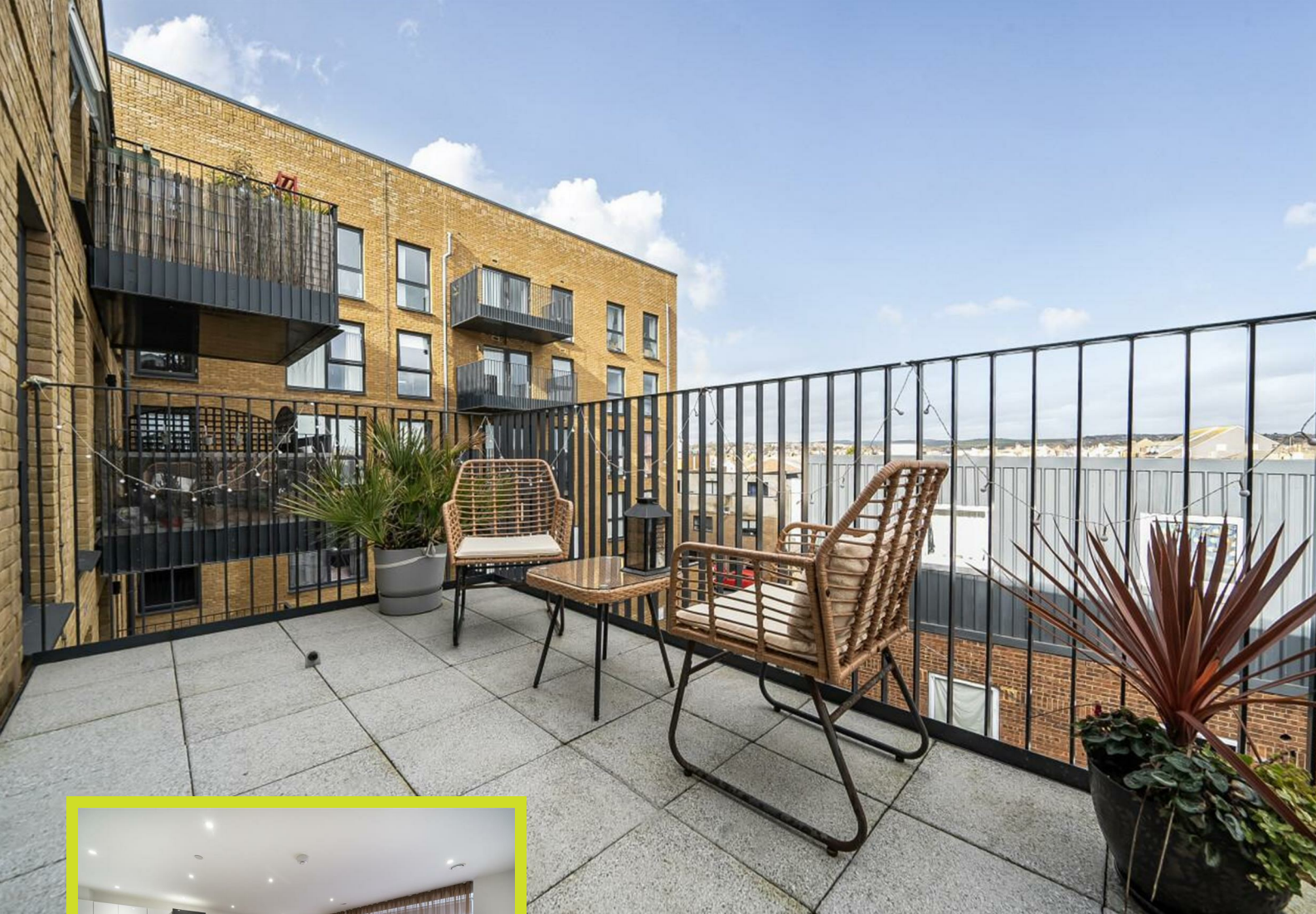




Asking Price
£275,000
 Leasehold

Clarendon Place, Brighton

- SPACIOUS TWO BEDROOM APARTMENT
- PRIVATE BALCONY
- MODERN DECOR THROUGHOUT
- OPEN PLAN KITCHEN/LIVING
- STONES THROW FROM THE BEACH
- THIRD FLOOR APARTMENT

SOLD PRIOR TO MARKETING

Robert Luff & Co are delighted to bring to market this spacious two bedroom third floor flat on Clarendon Place, This property is situated in a quiet residential street off popular Boundary Road, this property is just minutes away from a huge variety of cafes, shops and bus routes. Portslade Train Station which has direct links into Brighton and London Victoria is located at the top of Boundary Road and the seafront is approximately 0.5km in distance.

Accommodation offers; spacious lounge/diner, two double bedrooms, a family bathroom and a private balcony overlooking the South downs.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
 Luff & Co**
 Sales | Lettings | Commercial



Accommodation

Hallway

Kitchen/Lounge 18'5" x 16'4" (5.63 x 4.99)

Bedroom One 13'3" x 10'10" (4.05 x 3.31)

Bedroom Two 10'8" x 8'7" (3.26 x 2.64)

Bathroom

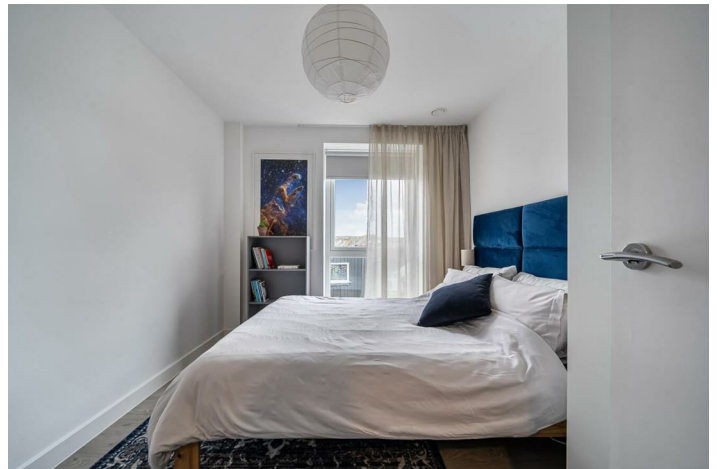
Balcony 9'1" x 6'10" (2.77 x 2.1)

Agent Notes

Lease Length: 245 Years Remaining

Service Charge: £627.48 Per Annum

Ground Rent: Peppercorn



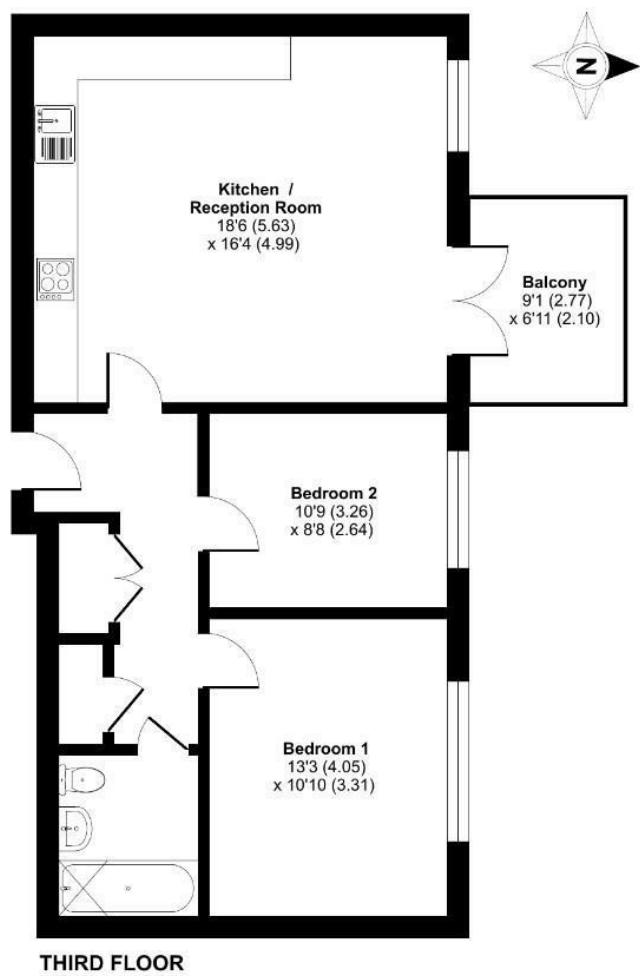
28 Blatchington Road, Hove, East Sussex, BN3 3YN

T: 01273 921133 E:

www.robertluff.co.uk

Clarendon Place, Portslade, Brighton, BN41

Approximate Area = 705 sq ft / 65.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Hyde Housing Association. REF: 1415825

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.