



## Clifton Terrace, Brighton



Asking Price  
**£525,000**  
 Leasehold

- EXCEPTIONAL ONE BEDROOM, SPLIT LEVEL APARTMENT
- PERIOD FEATURES THROUGHOUT
- BEAUTIFUL LANDSCAPED REAR GARDEN
- LONG LEASE
- EXCLUSIVE COMMUNAL GARDENS
- ONE OF BRIGHTONS MOST HIGHLY SOUGHT AFTER ROADS
- MINUTES FROM BRIGHTON STATION
- SPANNING OVER 86 SQM
- DIRECT ACCESS TO VINE PLACE
- GRADE II LISTED CONSERVATION AREA
- TWITTEN VIA THE REAR GARDEN

Robert Luff & Co are delighted to offer to market this impeccable one bedroom, split level apartment located in Clifton Terrace, known for its regency charm and elegance. Located in the highly sought-after Clifton Hill area, this outstanding apartment offers a rare opportunity to reside in one of the most prestigious addresses in Brighton, boasting fantastic views over the exclusive communal gardens reserved solely for residents.

Beautifully maintained by its owners, this exquisite split level apartment showcases the allure of the Regency style and the Clifton Grade II listed conservation area. Step inside to discover a wealth of living/dining space, thoughtfully arranged to accommodate every aspect of modern living. The living area is located at the front of the property greeted by a bay sash window with exceptional views over the exclusive private gardens and views towards the sea. Ideal for both lounging and dining with plenty of natural light, this bright and airy space showcases period features including decorative coving, ceiling rose, cast iron radiator, Italian marble open fire place and traditional bespoke built in storage and seating area.

Leading on to the beautifully designed modern fitted kitchen with high gloss cream units throughout and integrated appliances including Dishwasher, Fridge/Freezer, Electric oven, hob &

**Robert  
 Luff & Co**  
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## Accommodation

Descend again to an exceptionally large modern fitted bathroom. With stairs leading down, the bathroom offers a grand feel which adds a touch of luxury to your daily routine. The bathroom features inset spotlights, bath, WC, wash hand basin, heated towel rail, two fitted mirrors and plenty of built in storage. Also leading through to the utility area with walk in shower, storage & space for washing machine.

Outside, the peaceful, 80ft landscaped garden invites you to unwind and enjoy the tranquillity of your surroundings. With stairs leading up from the bedroom you are greeted with the lawned area lined with flint walls and leading to a paved area ideal for the afternoon sun and with direct access to Vine Street Twitten. The garden room/office is equipped with electricity, internet and ample storage. Additionally, as an owner of a Clifton Terrace residence, you'll have exclusive access to the communal gardens reserved solely for residents, enhancing your enjoyment of this prestigious community.

### Entrance Hall

#### WC

WC. Wash hand basin. Cupboard housing boiler. Window.

### Living/Dining Room 24'10 x 13'3 (7.57m x 4.04m)

Bay sash window to front with views over private gardens and towards the sea. Solid wood flooring throughout. Radiator & additional cast iron radiator. Working fire place with stunning Italian marble surround. Traditional style bespoke built in storage either side of the chimney breast as well as shelving. Period coving & ceiling rose. Built in seating area.

### Kitchen 12'2 x 11'7 (3.71m x 3.53m)

Modern fitted kitchen with matching wall & base units. Solid wood worktop incorporating ceramic sink/drainage unit. Integrated fridge/freezer, Dishwasher, oven, hob & extractor fan. Tiled splash back. Solid wood flooring. Double glazed window.

### Bedroom 15'9 x 12'6 (4.80m x 3.81m)

Sash window to rear & double doors leading to rear garden. Solid wood flooring. Radiator. Built in wardrobes. Stairs leading to the bathroom.

### Bathroom

An outstanding grand and spacious modern fitted bathroom suite. Bath. Wash hand basin vanity. Heated towel rail. Built in storage units. Inset spotlights. Two fitted mirrors. Extractor fan. WC.

### Utility/Shower Room

Shower cubicle. Under stair storage. Space for washing machine. Radiator.

### Garden

A beautifully presented 80ft landscaped rear garden with a flint wall surround. Laid to lawn with additional paved seating area at the top ideal for the afternoon sun.

### Garden Room/Office

Double doors leading to an ideal home office equipped with electricity, internet and built in storage.

### Communal Gardens

As a resident of Clifton Terrace you have exclusive access to the communal gardens which you overlook from the main living area.

### AGENTS NOTES

Leasehold: 123 Years Remaining

SC: £146 PCM

EPC: D

Council Tax Band: D



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## Clifton Terrace



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

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

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