



## Clifton Hill, Brighton



Asking Price  
£325,000  
Leasehold

- MODERN ONE BEDROOM APARTMENT
- OPEN PLANNED LIVING
- LONG LEASE
- IDEAL AIR BNB
- PRIVATE BALCONY & STUNNING COMMUNAL GROUNDS
- SOUGHT AFTER CLIFTON & MONTPELIER CONSERVATION AREA
- RECENTLY BUILT DEVELOPMENT

Robert Luff & Co are delighted to bring to market this spacious one bedroom, modern apartment. Thomas House forms part of the Royal Alexander Quarter development, which is located in the sought after Clifton Hill area. Brighton mainline station is on a 5 minute walk away, Brighton city centre and the beach are just a stroll down the hill. London Gatwick is a 25 minute drive or can be reached by rail with its direct links to London Victoria, Kings Cross, St Pancras and beyond.

Accommodation offers; large open planned kitchen / lounge /diner, private balcony, large bedroom with ample space for storage and a family bathroom. Other benefits include; long lease, secure underground bike storage and exceptionally well maintained communal gardens.

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

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

### Agents Notes

Tenure: Leasehold, Approx. 990 Years Remaining

Maintenance Fee: £150 Per Month

EPC Rating: B

Council Tax Band: C

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

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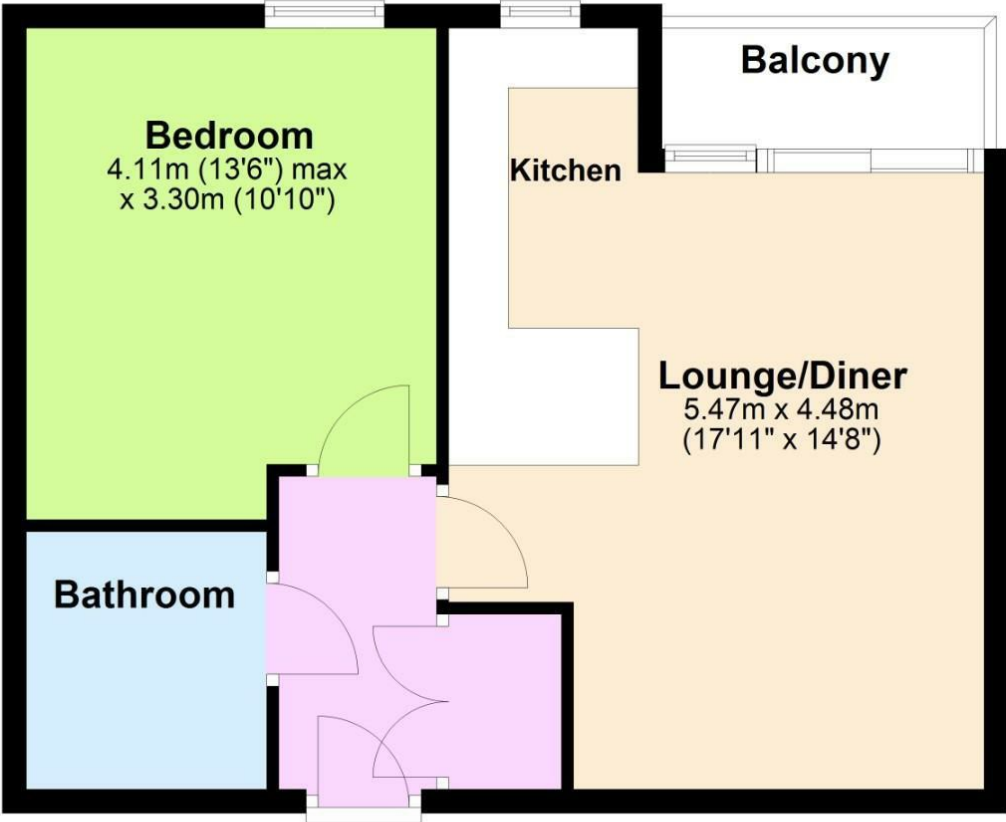


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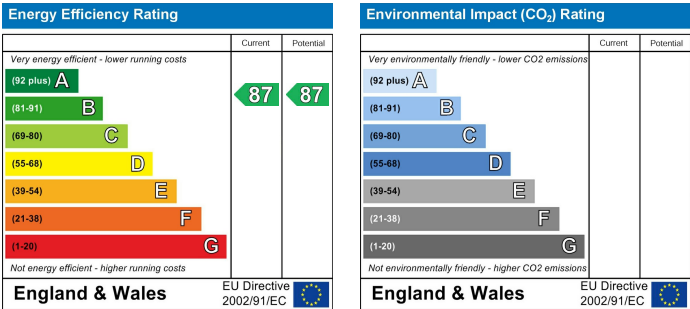




**Floor Plan**  
Approx. 47.5 sq. metres (511.3 sq. feet)



Total area: approx. 47.5 sq. metres (511.3 sq. feet)



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.