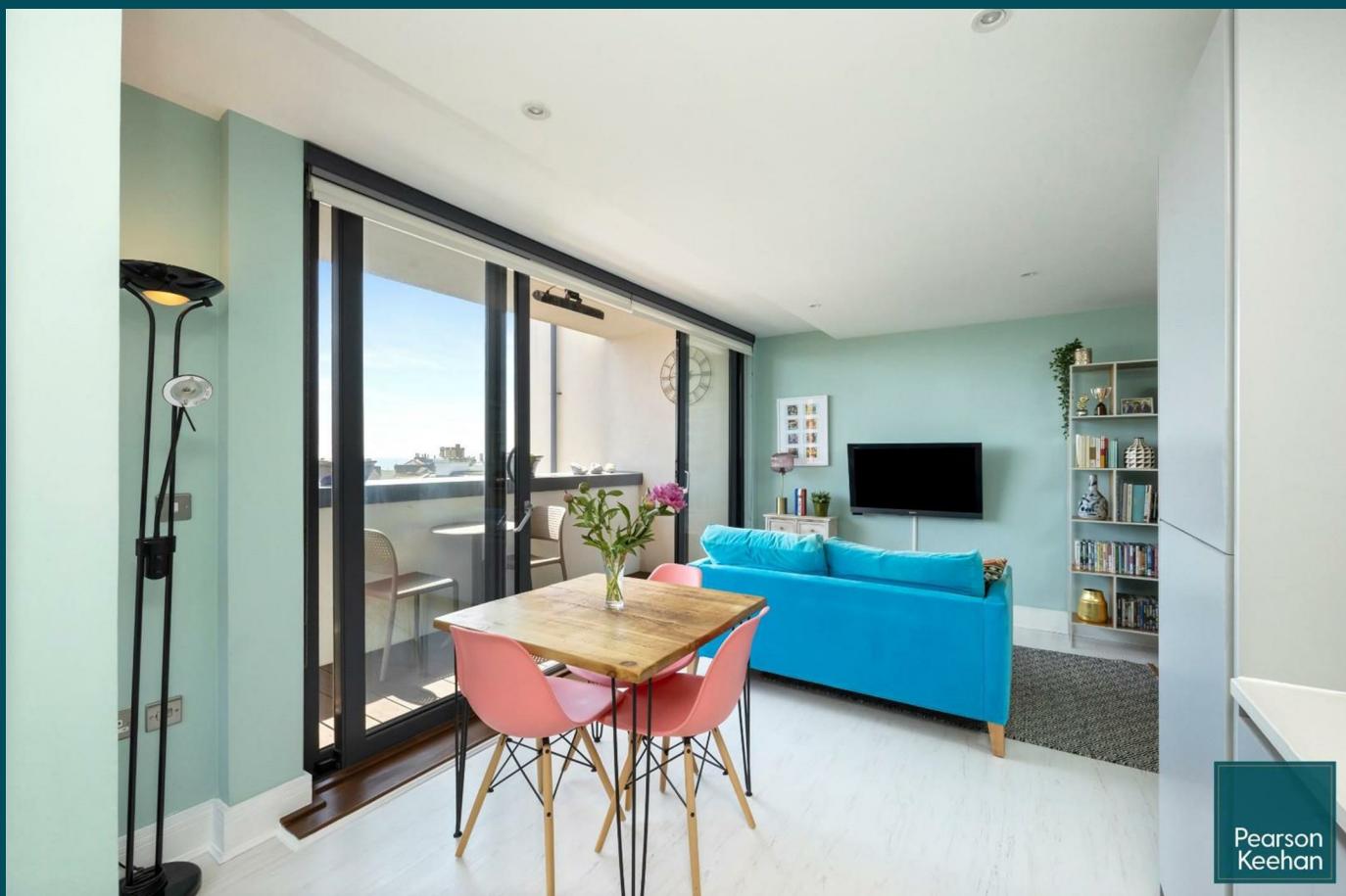




18 Thomas House Clifton Hill
Brighton, BN1 3EN

Pearson
Keehan



18 Thomas House Clifton Hill

Brighton, BN1 3EN

Offers in excess of £450,000

PRIVATE SOUTH FACING BALCONY | NO CHAIN | SECURE UNDERGROUND PARKING!

A superb two bedroom top floor apartment in the Prestigious Clifton Hill Conservation Area

Set within the highly sought after Clifton Hill Conservation Area, this immaculate two-bedroom top-floor apartment offers luxurious living in one of Brighton's most desirable locations. Situated in Thomas House, a contemporary development surrounded by beautifully maintained communal gardens and mature trees, this home is just moments from Seven Dials, the city centre, and the green open spaces of St Ann's Well Gardens.

Positioned on the top floor, the apartment is bathed in natural light thanks to its full-height, south-facing windows. The open-plan living and dining area enjoys far-reaching views, including the sea and the iconic Brighton i360, creating a stunning, ever-changing backdrop that can be appreciated from the private balcony.

This stylish home also benefits from a secure allocated underground parking space, a rare and valuable asset in such a central location, along with secure underground bike storage.

Just a short stroll downhill brings you to Brighton Beach, while the local area is brimming with award-winning gastropubs, independent cafés, boutique shops, and acclaimed restaurants. Brighton Station is only within an easy reach, making commuting effortless.

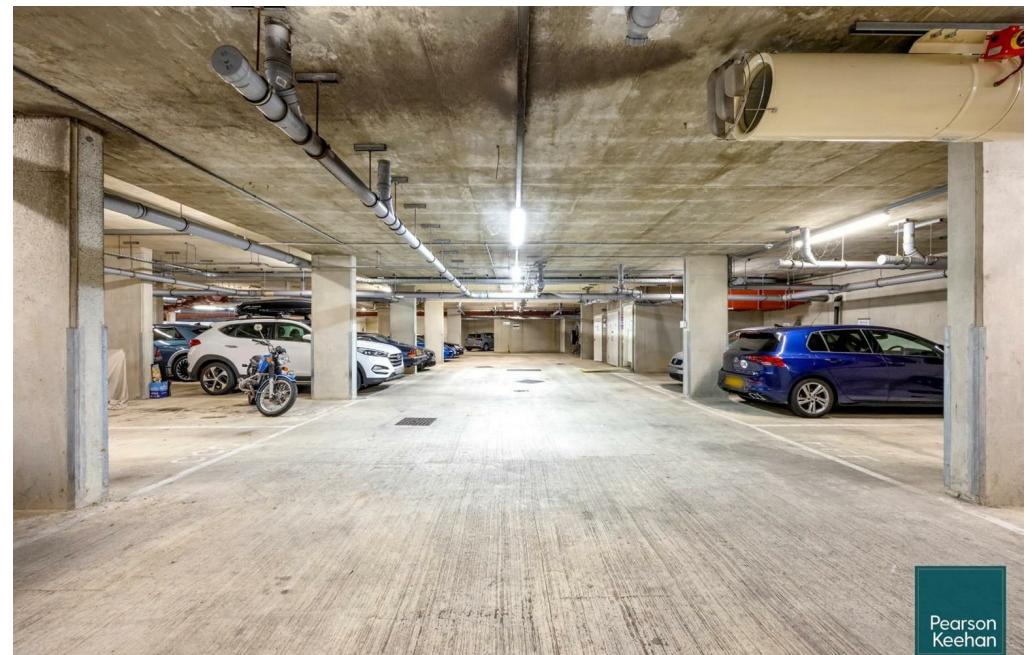
Whether you're a professional, a small family, downsizing or an investor, this apartment represents a perfect opportunity to enjoy the quintessential Brighton lifestyle, modern, coastal, and effortlessly connected.

Lease: 112yrs remaining

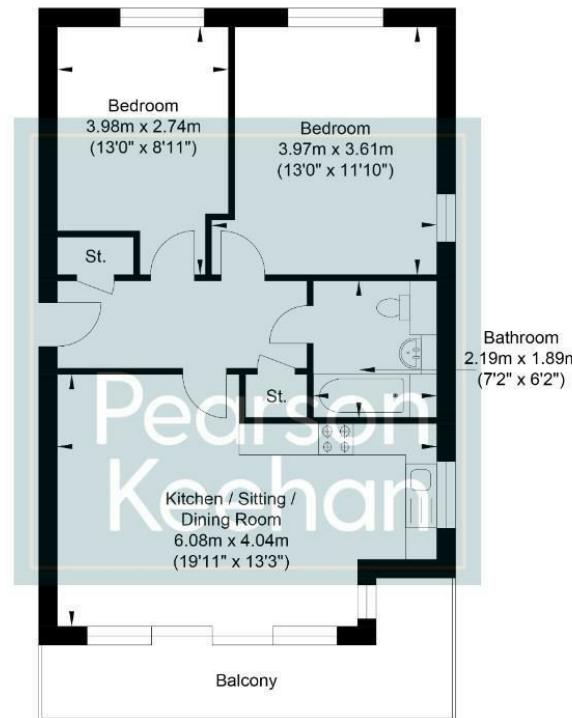
Service Charge: TBC

Ground Rent: £310pa

Council Tax: Band C



Clifton Hill



Third Floor
Approximate Floor Area
614.18 sq ft
(57.06 sq m)

Approximate Gross Internal Area = 57.06 sq m / 614.18 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus) A	86
(81-91) B	86
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	86
(81-91) B	86
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	

Pearson Keehan