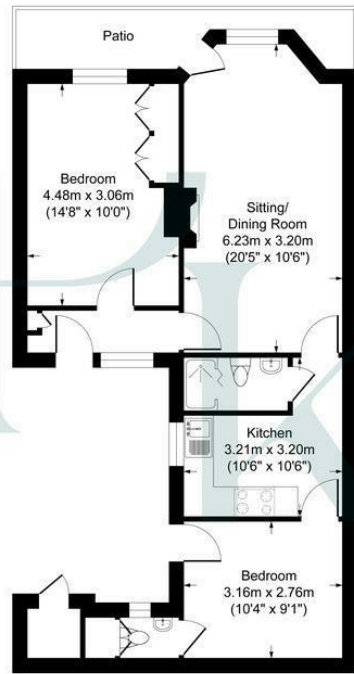




Clermont Road, Brighton, BN1 6SG
Asking price £350,000 - Leasehold

Claremont Road



Lower Ground Floor

Approximate Gross Internal Area = 58.72 sq m / 632.05 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



An elegantly presented and characterful two-bedroom apartment, benefitting from two private outdoor spaces and ideally located close to Preston Park Station and a wealth of local amenities.

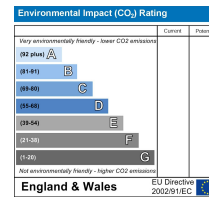
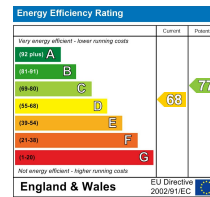
Upon entering, you are welcomed by beautifully stripped and stained original wooden floorboards that flow through the principal rooms, adding warmth and charm throughout. The accommodation begins with a generous double bedroom featuring built-in wardrobes. Further along, a bright and spacious living/dining room provides a superb setting for relaxing and entertaining. Centrally positioned, the contemporary kitchen and modern shower room are thoughtfully designed for both style and practicality. A second double bedroom completes the layout, benefitting from its own en suite WC.

A particular highlight of this stylish home is the rare advantage of two private outdoor spaces. A charming patio accessed from the living room offers the perfect spot for a peaceful morning coffee, while a second west-facing patio on the opposite side of the apartment provides an ideal suntrap—perfect for evening drinks or summer barbecues.

The location is exceptionally convenient, with a Sainsbury's Local nearby on Cumberland Road, excellent bus routes, and Preston Park Station just moments away, offering direct connections to London and Gatwick. For those with an active lifestyle, FitBox gym is close by, while Preston Park itself is within easy walking distance, offering green open space, tennis courts, and the popular weekly Parkrun.

Council Tax:

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.



Pearson Keehan

111 Dyke Road, Brighton, BN1 3JE

Tel: 01273 964484 Email: brighton@pearsonkeehan.com

pearsonkeehan.com