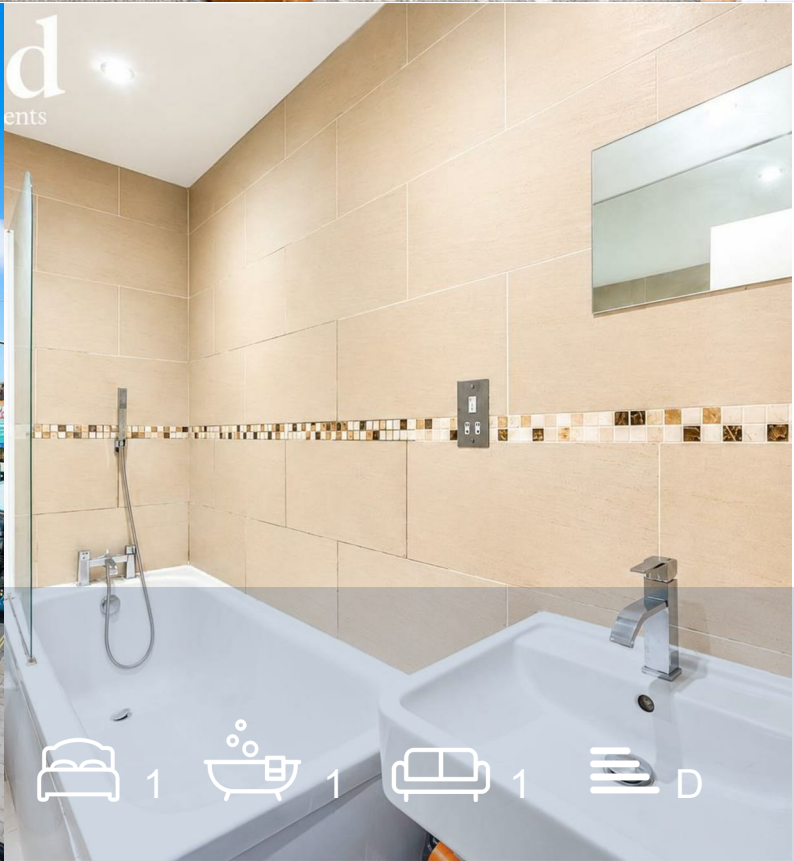


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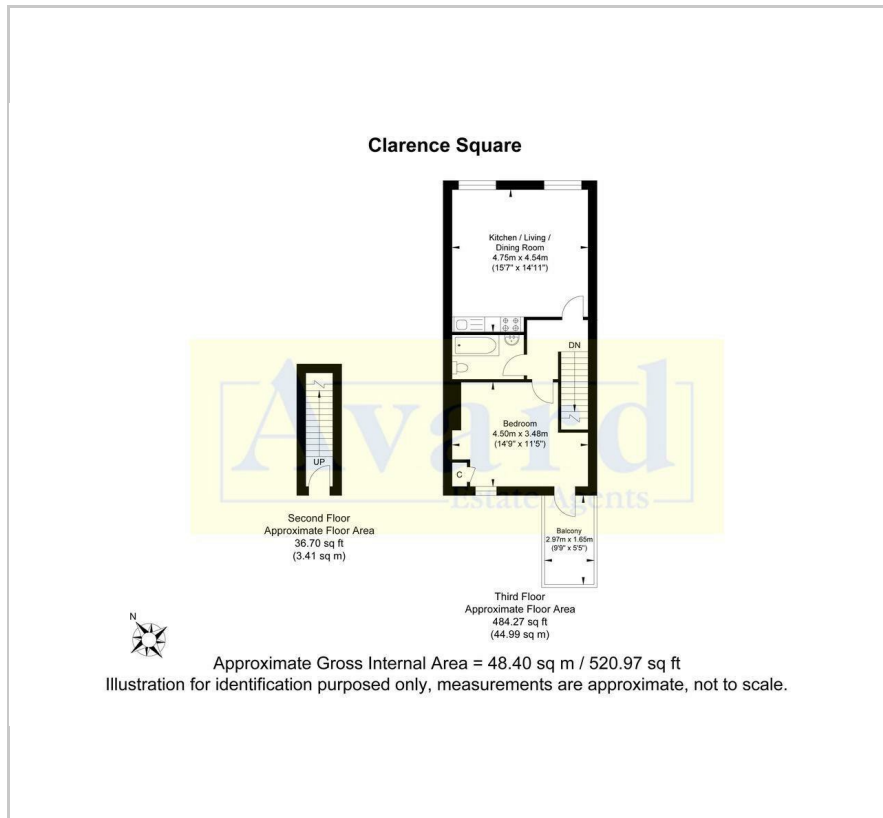


40 Clarence Square
Brighton, BN1 2ED
£260,000



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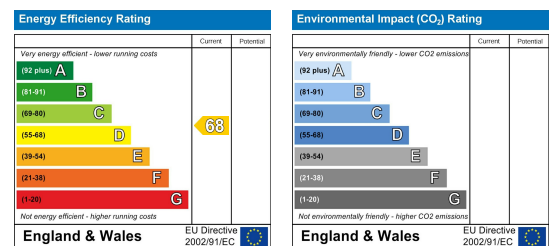
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

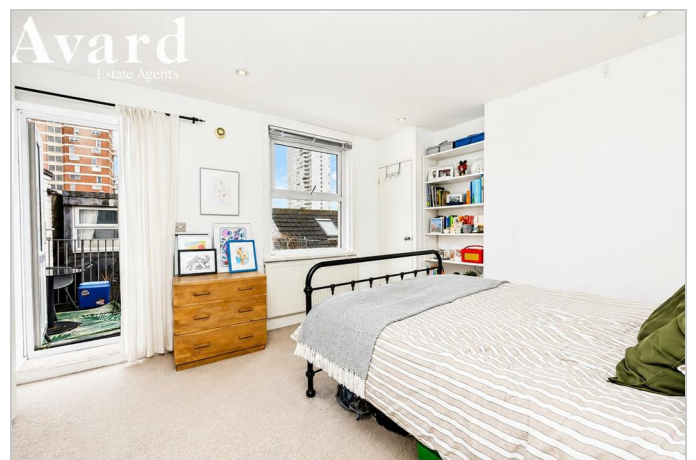
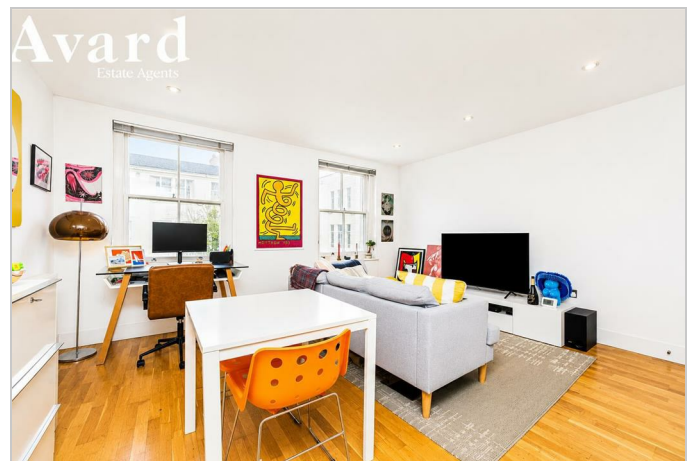
- 1 Bedroom Flat
- Right In The Heart Of The City Centre
- 5 Minute Walk To The Beach
- No Onward Chain
- Excellent Order
- Raised Garden Terrace
- Ideal For Commuters
- Must Be Viewed

A bright and beautifully presented one bedroom first floor apartment forming part of this modern purpose-built development, ideally situated in the heart of Brighton city centre. Perfectly positioned just moments from Brighton seafront, Churchill Square Shopping Centre, an array of popular cafes, restaurants and bars along Western Road, and within easy walking distance of Brighton mainline railway station, making it ideal for commuters, first-time buyers or investment purchasers alike.

The property offers well arranged and spacious accommodation throughout and is considered to be in excellent decorative order. The accommodation comprises a welcoming entrance hallway with useful storage, a generous open plan living space enjoying plenty of natural light from a striking feature window overlooking Western Road, creating a bright and airy feel. The contemporary fitted kitchen is thoughtfully designed with a range of modern units, ample work surfaces and integrated appliance space, making it ideal for both everyday living and entertaining.

The double bedroom is a good size and benefits from glazed doors leading out onto a small private terrace area, providing a pleasant outside space. The accommodation is completed by a modern bathroom fitted with a contemporary white suite.

Further benefits include gas fired central heating, double glazing, secure entry phone system and the property is offered for sale chain free. Due to its highly central location and excellent condition throughout, the apartment would make an ideal first home, weekend retreat or buy-to-let investment.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.