



## 15, Clifton Hill, Brighton, BN1 3HQ

### Price Guide £850,000 Freehold

ELLIOTTS are delighted to offer this SPACIOUS and HIGHLY INDIVIDUAL TOWN HOUSE, with ENORMOUS SCOPE and POTENTIAL, versatile accommodation over a total of THREE FLOORS extending to over 200 square metres (over 2200 square feet), LOTS of OFF ROAD PARKING including two parking spaces plus 26' integral garage, OFFERED with NO ONGOING CHAIN. Located in the HEART of CENTRAL BRIGHTON in the PRESTIGIOUS CLIFTON CONSERVATION AREA.

- Two Additional Driveway Parking Spaces (Gated Entrance)
- 4 Double Bedrooms
- Main Bathroom And En-Suite
- Large Living Areas
- Modern Kitchen With Adjoining Dining Area
- Sought After Clifton Conservation Area
- Heart Of Central Brighton
- 2207 Square Feet/205 Square Metres
- No Ongoing Chain
- Short Walk Seafront/Station



**ELLIOTTS**

*Working hard for you*



A highly individual Town house, a real 'one off' for the Clifton Conservation area, which is one of Central Brighton's most prestigious locations, being just a few blocks from the seafront, walking distance to Brighton station, and on the very doorstep of Brighton's town centre shopping mall, restaurants, bars, coffee shops and the famous Lanes.

Accommodation is over a total of three floors and extends to over 205 square metres (over 2200 square feet), and is versatile in its layout providing both scope and flexibility for a number of uses.

At ground floor level there is an additional living area to the main accommodation, plus a large integral garage and adjoining utility room. Vehicles access is from Clifton Mews which is behind, and this has a secure gated entrance. There is also driveway parking for two cars in addition.

Living space is generous, and includes a c24' south facing lounge which extends across the full width of the property, large separate dining room or additional reception room, plus a modern kitchen with large interconnecting breakfast room with ample space for a full size table and chairs.

All four bedrooms are good sized doubles and in addition to the main bathroom there is an additional en-suite. This is a rare chance to purchase a large house, in the very centre of Brighton with plenty of parking, and internal inspection is strongly recommended.



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Registered No 2829245

Registered Office: 2 Church Road, Hove, East Sussex, BN3 2FL

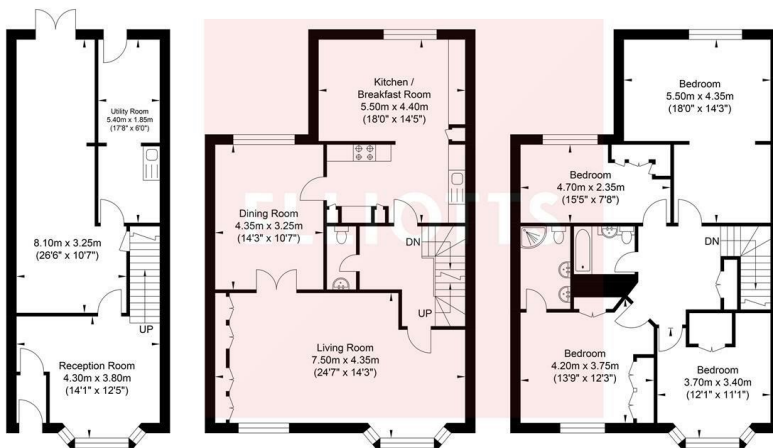
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## Clifton Hill, Brighton



Ground Floor  
 Approximate Floor Area  
 541.96 sq ft  
 (50.35 sq m)

First Floor  
 Approximate Floor Area  
 832.91 sq ft  
 (77.38 sq m)

Second Floor  
 Approximate Floor Area  
 832.91 sq ft  
 (77.38 sq m)

Approximate Gross Internal Area = 205.11 sq m / 2207.78 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
15-17	B		84
18-20	C	69	
21-23	D		
24-27	E		
28-30	F		
31-35	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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