

39, Clermont Terrace, Brighton, BN1 6SJ

Spencer & Leigh

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Brighton, BN1 6SJ

Offers In Excess Of £210,000 - Leasehold

- Well presented one bedroom flat
- Located on second floor
- Open plan kitchen with appliances
- Modern fitted shower room & separate WC
- Beautiful distant views
- Neutral decorative theme
- No onward chain
- Walking distance to Preston Park Station
- Excellent location
- Viewing recommended

This charming one-bedroom flat is located on the second floor and boasts beautiful distant views over the City towards Preston Park. The flat is available with no onward chain and features a spacious lounge with an open-plan kitchen that includes an integrated oven, hob, and freestanding washing machine. The bedroom offers ample storage space and is accompanied by a shower room and a separate WC. The flat features a neutral decor with a grey carpet in the lounge, a security door entry phone system, slim-line electric heaters, and double-glazed windows, which all contribute to creating a comfortable living space. The location of this property is highly desirable, being only a stone's throw away from Preston Park Station. We strongly recommend viewing this property as soon as possible.



Murison House is located within walking distance to Preston Park Station as is Sainsbury Local & Costa Coffee. Preston Park & Preston Manor are also just along the road as are many amenities on Preston Road.







Communal Entrance

Security door entry phone system

Stairs leading to Second Floor

Entrance

Entrance Hallway

Living/Kitchen Space
16'3 x 16'1

Bedroom
9'7 x 8'2

En-suite Shower Room/WC

Property Information
118 years remaining on the lease
Service Charge - £70.00 p/a
Ground Rent - £310.00 p/a
Council Tax Band A: £1,558.71 2024/2025
Utilities: Mains Electric. Mains water and sewerage
Parking: Restricted on street parking - Zone K
Broadband: Standard 17 Mbps, Superfast 234 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

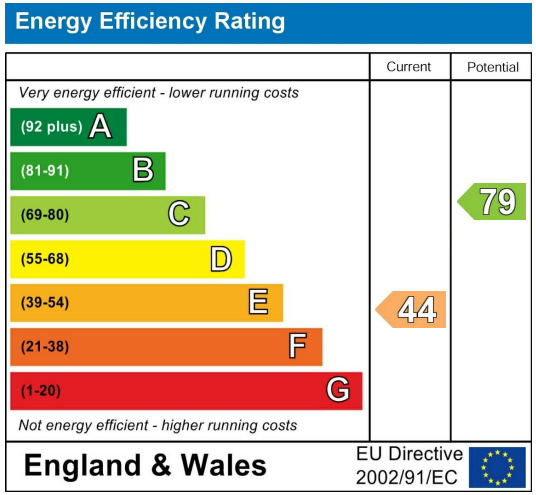








Council:- BHCC
Council Tax Band:- A



The Property Ombudsman SALES

The Property Ombudsman LETTINGS



Total Area: 33.0 m² ... 355 ft²

All measurements are approximate and for display purposes only

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