

SHARE OF FREEHOLD



Apartment (EPC Rating:)

FLAT 7, 5-6 CLARENDON TERRACE, BRIGHTON, BN2 1FD

Guide Price

£425,000

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Brighton

* Guide Price £425,000 - £450,000 *

Set back from the coast road in one of Kemptown's most sought after seafront terraces, this elegant two-bedroom Regency apartment features gated access to a spacious south-facing courtyard that wraps around to the east and a private rear courtyard. Located on the lower floor of a Grade II end-of-terrace building, the apartment is bathed in light from three sides and offers a sophisticated lifestyle with serene color palettes and blonde herringbone parquet flooring. The open-plan living area includes a high-end kitchen, and both bedrooms are comfortable doubles with ample built-in storage. Outside, there are five storage caverns, one with plumbing for a washing machine, and a contemporary bathroom.

Outside, this magnificent end-of-terrace building features a sweeping bow front and iconic wrought iron balcony. This private home has gated entrances at both the front and back. The south side offers space for a table and chairs at the foot of the coded stairs and includes five deep storage caverns—four belonging to the apartment (one with a boiler and plumbing for a washing machine) and one housing the building's electricity meters. There is an additional cavern at the back with gated street access.

Inside, this welcoming retreat features a hallway with two tall cupboards and restored blonde parquet flooring. The open-plan reception area faces south and has two large windows that follow the building's curve. The stylish kitchen has white quartz surfaces, an induction hob, a Progress oven with a discreet hood, integrated microwave and dishwasher, and Harvey Maria tiles. The fridge freezer may also stay, depending on circumstances.

Along a hallway with a built in bookcase, the guest bedroom is quiet, comfortable, beautifully decorated and not directly overlooked. Opposite, the luxury bathroom has a chic, contemporary finish with a dual headed shower above the shaped tub, a sleek vanity beneath the hand basin and a warming rail for towels as well as a shaving/toothbrush point.

Completely private as well as peaceful at the back, the principal bedroom spans the full width of the apartment. With the restful proportions only Regency homes can deliver, the decoration is calm and door to the outside space, a wonderful courtyard garden, scented by a mature rose.

Location Guide

Shops: Local shops are 3 minutes, Lanes a 15-20 minute walk

Train Station: 15 minutes by bus

Seafront or Park: The beach is opposite, park & golf course 4 mins drive

Closest schools:

Primary: St Mark's, Queen's Park

Secondary: Varndean or Dorothy Stringer

Sixth Form: Varndean, BIMM, BHASVIC

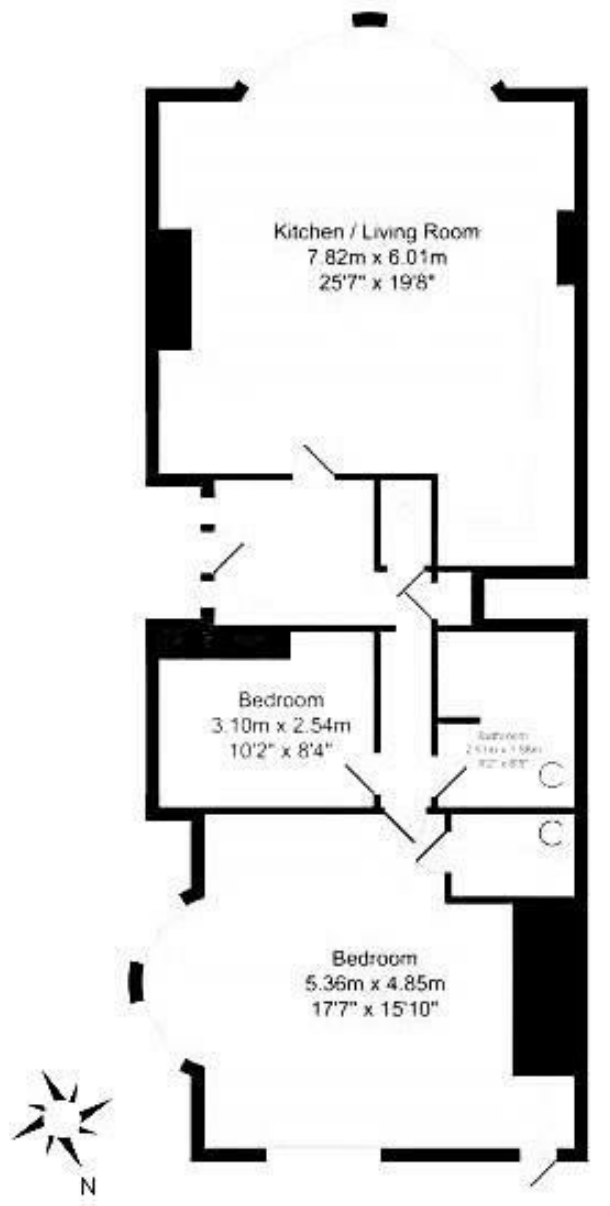
Private: Brighton College, Brighton Waldorf School, Roedean, Brighton & Hove High

Owner's thoughts

"Living by the seafront in Kemptown has been a dream come true, with the constant light streaming into our south facing living room, making it feel incredibly bright and airy. Compared to other lower ground apartments we've seen, ours is filled with natural light from three sides, creating a warm and inviting atmosphere year-round."



Ground Floor
89.29 sq m (961.10 sq ft) approx



TOTAL FLOOR AREA 89.29 sq m (961.10 sq ft) approx

Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Call us on

01273 253000

info@astonvaughan.co.uk

www.astonvaughan.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.