



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

£350,000

Clarence Square

Brighton, BN1 2ED



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PROPERTY SUMMARY

Nestled on the entire lower ground floor of a mid-19th-century townhouse in one of the city's oldest squares, this stylish and recently renovated two-bedroom apartment is a true hidden gem in the heart of the City Centre. Clarence Square offers a serene escape, tucked away behind the bustling main shopping thoroughfare, just minutes from the beach and Brighton Station. With its prime location, you can easily access all that the city has to offer on foot. This apartment also features two bathrooms, making it ideal for professional sharers, and it enjoys sole access to a charming, decked patio as well as direct access to the communal gardens within the square.

This exceptional apartment has been transformed into a contemporary haven, offering a modern living space that embodies the best of 21st-century design. With its own private street entrance, the property exudes a sense of exclusivity and seclusion.

Upon stepping inside, it's evident that this is a stylish, expertly renovated space. Crisp white walls and grey composite wood flooring create a clean and inviting atmosphere, while the thoughtfully integrated lighting, featuring concealed spotlights throughout, adds a touch of sophistication.

The larger of the two double bedrooms, positioned first on the left, offers a peaceful retreat despite its street-facing location, thanks to the tranquil setting of the square and the apartment's lower ground positioning. This cozy, inviting space is enhanced with soft grey carpeting and a wall of built-in wardrobes, providing ample storage for two. Adjacent, the beautifully appointed en suite shower room features slate grey tiles, a spacious shower cubicle, and a discreet area housing the washing machine and tumble dryer.

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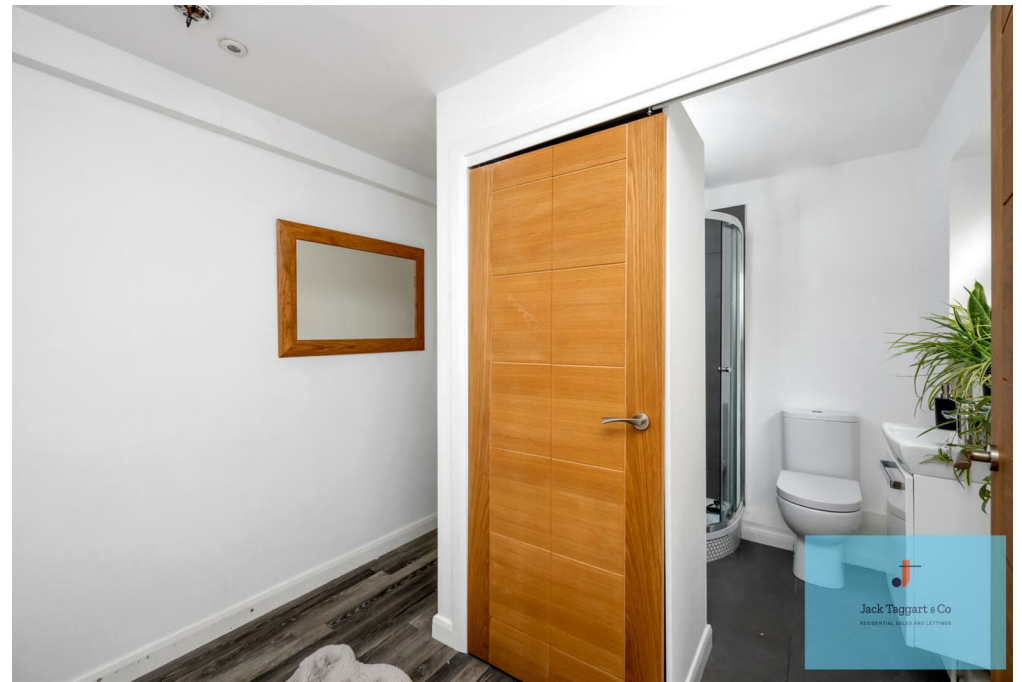


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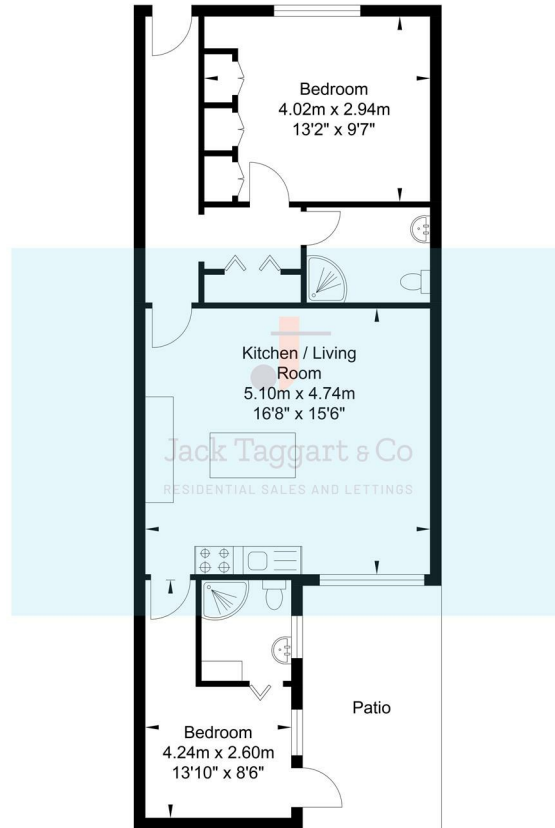


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Clarence Square



Basement
 Approximate Floor Area
 663.91 sq ft
 (61.68 sq m)

Approximate Gross Internal Area = 61.68 sq m / 663.91 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.

LOCAL AUTHORITY

TENURE

Share of Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

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

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/tenants are advised to recheck the measurements



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