



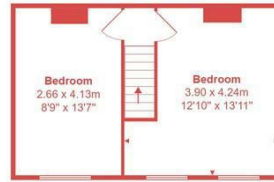
- Clifton and Montpelier Conservation Area
- Double Fronted House
- Short Walk To The Seafront
- Spacious Living
- Close to Brighton Station
- Immaculately Presented
- Central Brighton Location
- Vendor Suited (Short Chain)
- Two Reception Rooms
- Close to the Laines

## Clifton Place, Brighton

Price: £700,000 Freehold



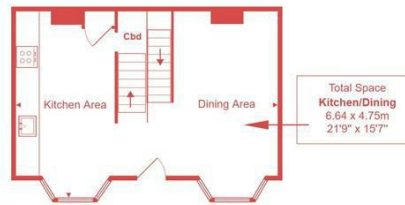
1st Floor



2nd Floor



Lower Ground Floor



Ground Floor

Total Area: 101.8 m<sup>2</sup> ... 1096 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Welcome to Clifton Terrace, where elegance meets convenience in this stunning double-fronted three-bedroom house in the heart of central Brighton.

As you enter on the raised ground floor, you are welcomed by an immaculate modern kitchen on one side and a spacious dining area on the other, perfect for hosting gatherings and family meals.

Descend to the lower ground floor to discover a cozy snug and a secondary living space, perfect for relaxation and entertainment. From here you also have access to outside and the under-road storage.

Ascend to the first floor, where a large double bedroom awaits, along with the breathtaking family bathroom. The bathroom features a generous walk-in shower, a luxurious bath, a WC, and a basin, complete with utility space for your washing machine and dryer.

Journey to the second floor to find the expansive primary bedroom, offering ample space for comfort and tranquillity. Across the hall lies the third bedroom, currently utilized as an office, providing versatility to suit your lifestyle needs.

Clifton Place is an excellent location for anyone looking to relocate near the sea, with everything you could need just a stone's throw away.

There is an extensive choice of cafes, restaurants, bars and attractions, as well as having the essentials very easily accessible, such as shops and supermarkets. The lanes are a short walk away and the walk to the beach is approximately seven minutes. On the other hand, it is also only a short drive to escape the city to the Sussex Downs and surrounding countryside.

For those needing to commute, Brighton mainline station; with its convenient links to London and Gatwick is approximately a 10-minute walk. Similarly, there are regular bus services providing access to all parts of the city.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

