



13 Clarence Square | Brighton | East Sussex | BN1 2ED

Guide Price **£325,000**



Jacobs Steel are delighted to present to the market this one double bedroom split level maisonette on the second and third floor of this period building being walking distance of central Brighton and with the added benefit of no onward chain.

Key features:

- Split Level Maisonette
- One Double Bedroom
- Leasehold Apartment
- New 99 Year Lease
- Scope For Improvement
- No Onward Chain
- Period Property
- Fitted Kitchen & Bathroom
- Original Sash Windows
- Inspection Is A Must

 1 Bedrooms

 1 Bathroom

 1 Living Room

Clarence Square is placed in the very heart of Brighton City Centre and overlooks the picturesque Square, the property is also located close to Brighton's Churchill Square shopping complex, restaurants, bars and nightlife.

The famous Brighton Beach is also a short stroll down the road.

Communal front door opening into communal hallway, stairs leading to top floor, private front door.

SPACIOUS ENTRANCE HALLWAY 13' 10" x 5' 1" (4.22m x 1.55m)

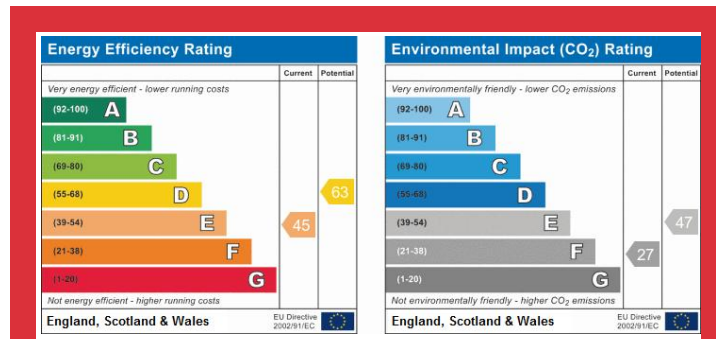
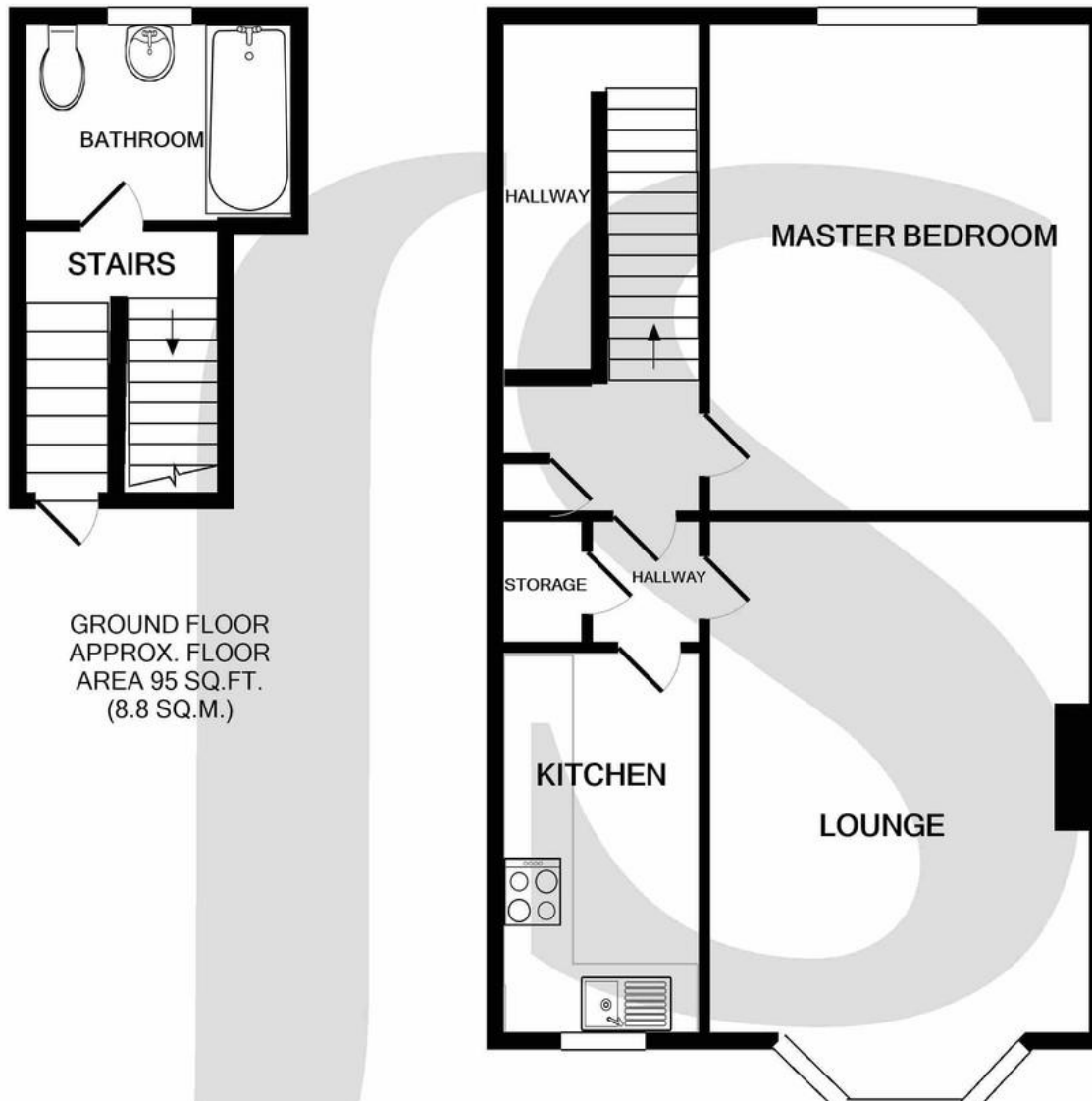
Stairs to split level landing, recently fitted carpeted floor, night storage heater, wall mounted cupboard enclosing electric fuseboard, smoke detector, single light fitting, storage cupboard.

SPACIOUS BAY FRONTED LOUNGE 16' 0" into bay x 11' 1" into recess (4.88m x 3.38m) North aspect, comprising recently fitted carpeted floor, smoke detector, single light fitting, night storage heater, bay window, two wall mounted lights, various power points.

MASTER BEDROOM 14' 1" x 11' 1" (4.29m x 3.38m) South aspect, recently fitted carpeted floor, night storage heater, fitted storage cupboard, smoke detector, various power points.

FITTED KITCHEN 9' 1" x 5' 0" (2.77m x 1.52m) North aspect, comprising a range of matching eye and base level units with roll edge worktop above, space for washing machine, tiled splashback, various power points, integrated oven with four ring electric hob and extractor fan over, single light fitting, inset single drainer sink unit with mixer tap, single light fitting.

FITTED BATHROOM 8' 1" x 6' 4" (2.46m x 1.93m) South aspect, comprising obscured glass window, vinyl floor, panel enclosed bath with shower attachment, low flush WC, pedestal hand wash basin, extractor fan, part tiled walls, single light fitting, wall mounted electric heater.



Property Details:

Floor Area: 538 sq ft (50 sq m) – Floor area is quoted from the EPC

Tenure: Leasehold

Council Tax: Band B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.