

ELLIOTTS

**11 Clifton Terrace, Brighton,
Offers Over £1,250,000**





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11 Clifton Terrace Brighton, BN1 3HA

ELLIOTTS are delighted to offer an EXCEPTIONAL OPPORTUNITY to purchase an ICONIC GRADE II LISTED period property in one of CENTRAL BRIGHTON'S most EXCLUSIVE ROADS. This fantastic period home is arranged over 4 separate floors and provides EXCEPTIONALLY VERSATILE space which includes lower accommodation comprising an integral flat/annexe all extending to c221 Sq.Mtrs /c2378 Sq.Ft. Exclusive use of communal gardens directly opposite and the property's own attractive MATURE REAR GARDEN all add to its appeal, plus there are FABULOUS VIEWS over the rooftops down to the sea.



- c221 Sq. Mtrs / 2378 Sq.Ft
- Great Views Across Rooftops To The Sea
- No On Going Chain
- Rear Pedestrian Access From Vine Place
- Potential For Annexe/Separate Flat
- Iconic Period Terrace
- Huge Scope And Potential
- Mature Rear Garden
- Versatile Layout
- Grade II Listed



The Clifton Hill conservation area was built in the mid -19th century and forms a high-class. Architecturally cohesive residential district of exceptional character. Stucco-clad terraced housing and villas predominate, while two of the city's most significant Victorian churches are in the area which lies immediately northwest of Brighton city centre. The famous 11th century St Nicholas church is situated around the corner.

The sizable property is arranged over 4 superb floors in total. The lower ground floor is particularly versatile and can be used as additional accommodation or a self contained annexe. Within each floor, the accommodation is generously proportioned with a large through living room, good size kitchen/diner with direct access to the feature rear garden. There are four bedrooms serviced by several bathroom facilities.

This property is perfect for discerning buyers looking to put their own distinctive stamp on a classic Brighton home, whilst wishing to retain a part of the city's history





Floorplan

Clifton Terrace



Lower Ground Floor
Approximate Floor Area
632.91 sq ft
(58.80 sq m)

Ground Floor
Approximate Floor Area
657.45 sq ft
(61.08 sq m)

First Floor
Approximate Floor Area
552.40 sq ft
(51.32 sq m)

Second Floor
Approximate Floor Area
535.71 sq ft
(49.77 sq m)

Approximate Gross Internal Area = 220.97 sq m / 2378.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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	

Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 Church Road, Hove, East Sussex, BN3 2FL
Tel: 01273 773399 Email: mail@elliottsestateagents.co.uk Website: www.elliottsestateagents.co.uk