

ELLIOTTS

Clifton Terrace, Brighton

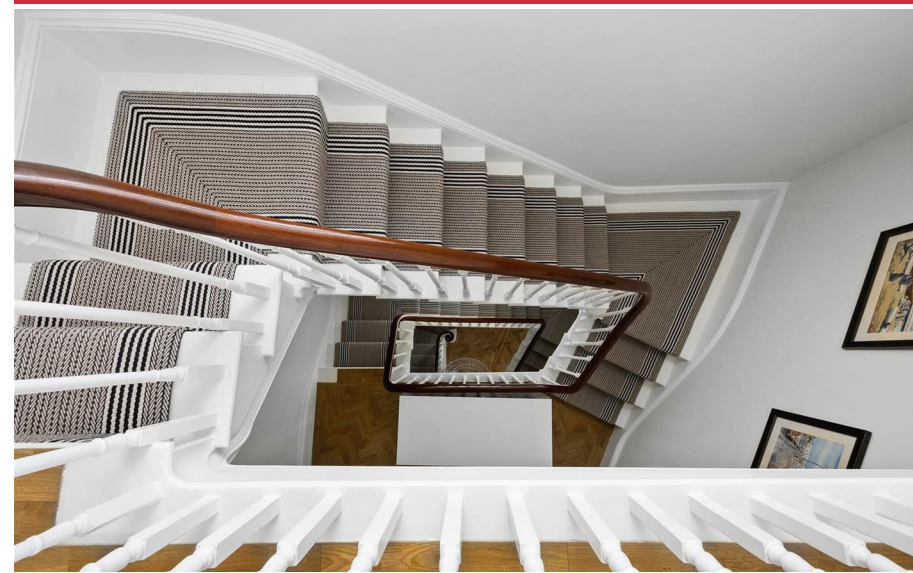
Offers Over £2,000,000





1 Clifton Terrace Brighton, BN1 3HA

Nestled within the heart of the Clifton Hill conservation area, 1 Clifton Terrace was built in 1846 by local builders Sawyer and Edwards, with Richard Edwards residing in the property whilst building the remainder of the now high-class architecturally iconic terrace. Filled with exceptional character and charm, this stunning Victorian semi-detached villa puts any prospective purchaser within the very centre of Brighton and nearby to the host of independent shops, restaurants and café's that has made the city the sought after area that it is, as well as being walking distance of the iconic seafront and station.



- **c269 Sq. Mt/c2898 Sq.Ft**
- **One of Brighton's Most Sought After Locations**
- **Three South Facing Reception Rooms**
- **Three Bathrooms**
- **Beautiful Landscaped South Facing Garden**
- **Iconic Grade II Listed Terrace**
- **Finished to an Exceptional Standard**
- **Five Double Bedrooms**
- **Double Garage**
- **Exclusive Residents Communal Gardens**



Spanning four floors, the house offers expansive and versatile living with the ground floor featuring a south facing living area, allowing for plenty of natural light and the added benefit of a log burning stove. Adjacent the living space is a stunning separate kitchen, which is a real stand out room of the house. An abundance of handcrafted fitted units, high quality stone worktops and range of integrated appliances. Steps up from the kitchen lead to a great 16' dining space, offering plenty of room for entertaining and features doors providing internal access to a double garage. Separate to the kitchen and dining space is a utility space with fitted with various white good, sink and additional storage space.

Heading up to the first floor, an additional two reception areas sit at the front of the property, with doors providing versatility to allow the rooms to fit whichever use desired. There is an additional newly refurbished bathroom and the first of five double bedrooms. Heading up to the second floor of the property are a further three double bedrooms complete with fitted wardrobes and a good sized contemporary family bathroom.



A further third floor features a stunning '21 master bedroom suite with built in storage and en-suite bathroom, providing stunning rooftop views of the city and vast array of space – spanning the full width of the property.

A stunning landscaped garden space features a range of planters and fauna and is laid with solid sandstone. This secluded space offers privacy and the additional communal gardens offer an exclusive lawned area for residents of the terrace directly adjacent the property.



Floorplan

Clifton Terrace, Brighton



Approximate Gross Internal Area = 269.20 sq m / 2897.64 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

GDIMPACT

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.

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