

ELLIOTTS

# 17 Clifton Hill, Brighton

Offers Over £1,250,000







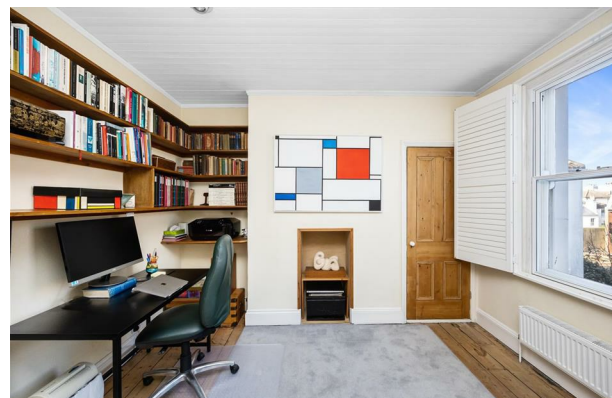
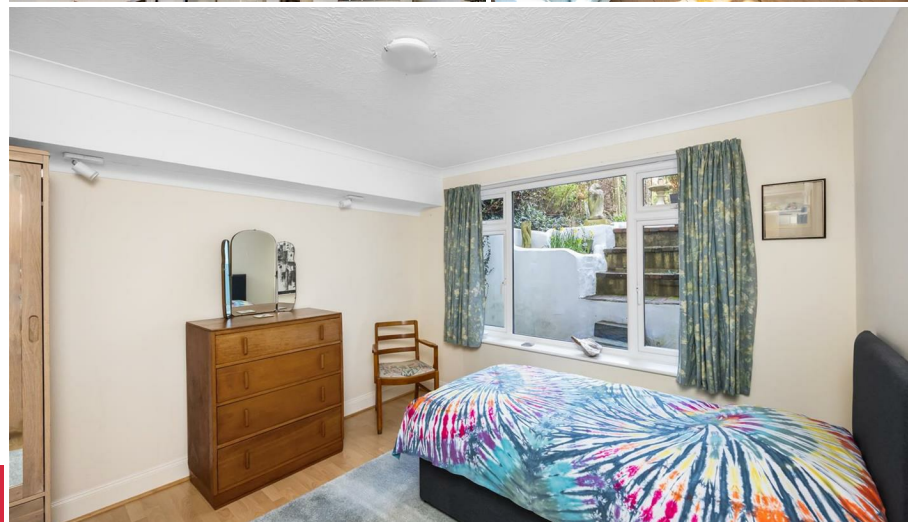


# 17 Clifton Hill, Brighton, BN1 3HQ

Elliotts proudly present a remarkable period home situated in the highly sought-after Clifton Conservation Area. This stunning residence spans four flexible floors, boasting a generous total floor area of 168 Sq.Mt / 1808 Sq.Ft.

With four double bedrooms, two reception rooms, and rich historical charm, this property exudes character. Additionally, its feature walled garden adds to its allure, creating a truly special living experience.

Offers Over £1,250,000



- Hugely Popular Clifton Hill
- Versatile Accommodation
- 168 Sq.Mt / 1808 Sq.Ft
- Two Bathrooms
- Central Brighton Location

- Bright Southerly Aspect
- Four Double Bedrooms
- Feature 40ft Rear Garden
- Great Rooftop Views
- Superb Local History





Clifton Hill is wonderfully located in Brighton City Centre's hugely popular Clifton Conservation Area undoubtedly the most prestigious conservation area in the city. It stands looking out over the city to the sea and the South Downs, and with a southerly aspect it is filled with natural light with an open aspect to the front with rooftop views down to the sea and i360. There are several popular schools, parks and the fashionable Seven Dials within easy walking distance too, so this house is sure to attract commuters, investors and families alike all wishing for that quintessential Brighton lifestyle by the sea.

This beautiful period property was built by William Baker, a china merchant of Kemp Town in approximately 1855 and is arranged over four excellent floors with a total floor area of 168 Sq. Mt / 1808 Sq. Ft which offers potential buyers a large degree of versatility by being able to shape the layout to suit their individual needs.

In brief the accommodation includes between 4/5 bedrooms spread over all four floors, with the lower ground floor having the option of either two bedrooms or an additional living area, there is also a bathroom on this floor. On ground level there is an excellent living/kitchen area, a ground floor WC and a feature conservatory which overlooks and gives access to the rear garden. On the first floor there are two further good size rooms and finally on the second floor you'll find the impressive principle bedroom and en-suite.

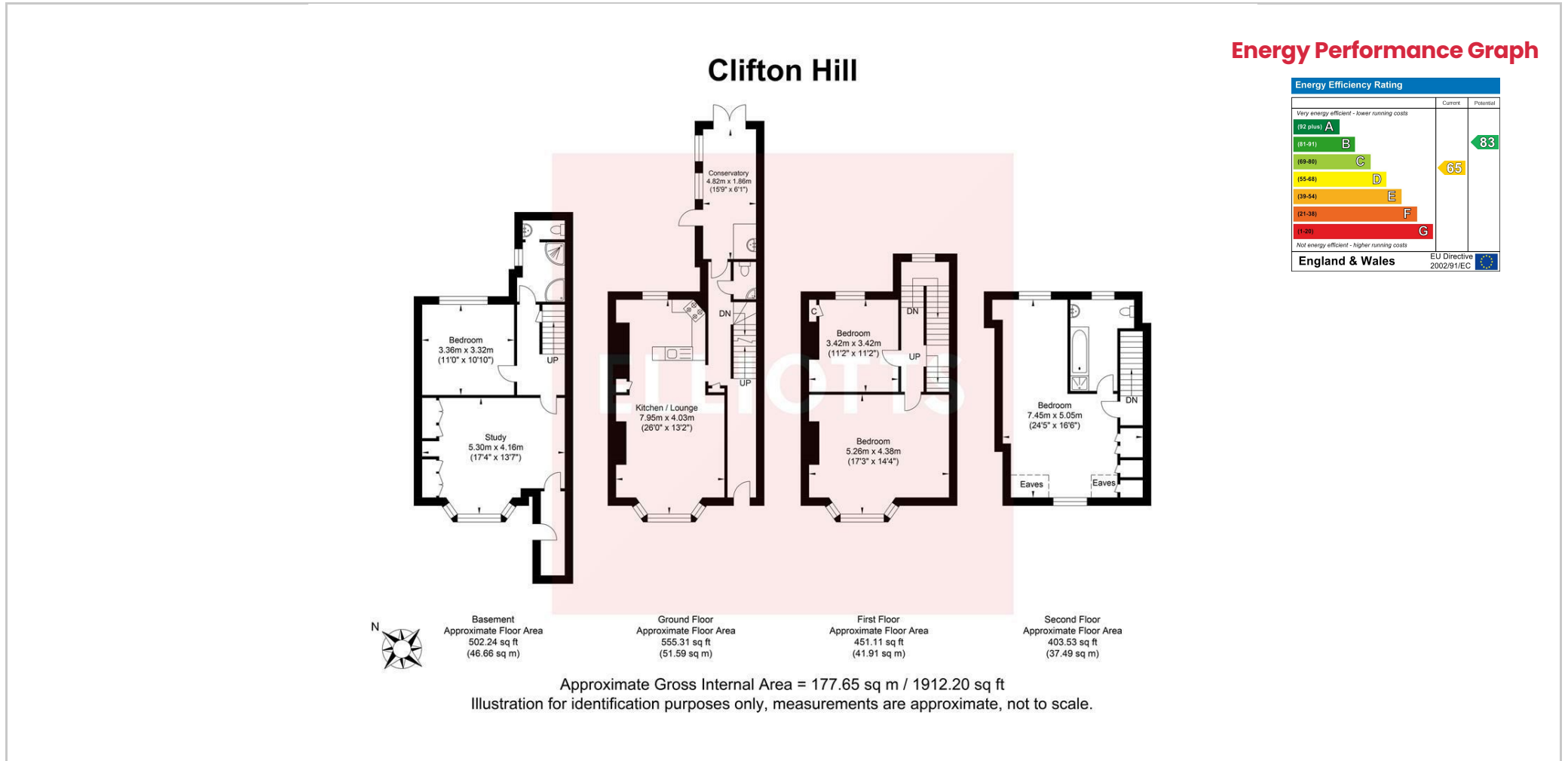
The garden is yet another asset, measuring 40ft and being mainly laid with paving and shingle with flower bed sections, plenty of growth, large lawn area with seating area, brick and flint wall surround, outside shed, trellis surround with shrubs, trees.







## Floorplan



## 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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