

ELLIOTTS

Clermont Road, Brighton

Asking Price: £260,000





3, 6 Clermont Road, Brighton, BN1 6SG

Elliotts are delighted to offer this exceptionally well presented one bedroom apartment positioned on the first floor of this beautiful period terrace.

Recently refurbished, the apartment comprises of a contemporary separate kitchen space, feature bay fronted living room, double bedroom and bathroom, within a stone's throw of Preston Park station and Preston Park itself.



- **Exceptional One Bedroom Apartment**
- **Recently Refurbished**
- **Double Bedroom**
- **First Floor Apartment**
- **Close Proximity to Preston Park**

- **Within a Stone's Throw of Preston Park Station**
- **Contemporary Separate Kitchen**
- **Good Sized Bathroom**
- **Close to Shops**
- **Tucked Away Road**





Clermont Road sits a stone's throw from Preston Park station making this ideal for those needing to commute as well as being just around the corner from the open green spaces of Preston Park. A host of local amenities are walking distance away on Preston Road including a supermarket, coffee shop and local pub.

Positioned on the first floor of this stunning period terrace, first impressions are great on arrival. The apartment has a recently fitted contemporary kitchen with an array of fitted units, integrated hob and oven and space for a washing machine as well as a freestanding fridge/freezer. Adjacent the kitchen is a good sized bay fronted living room with space for a table and chairs and host of lounge furnishings.

Heading up a few stairs, the apartment has a double bedroom which mirrors the southerly aspect of the aforementioned rooms and feels exceptionally bright and airy. Opposite the bedroom on the elevated section is a bathroom with bath and overhead shower, toilet and basin.





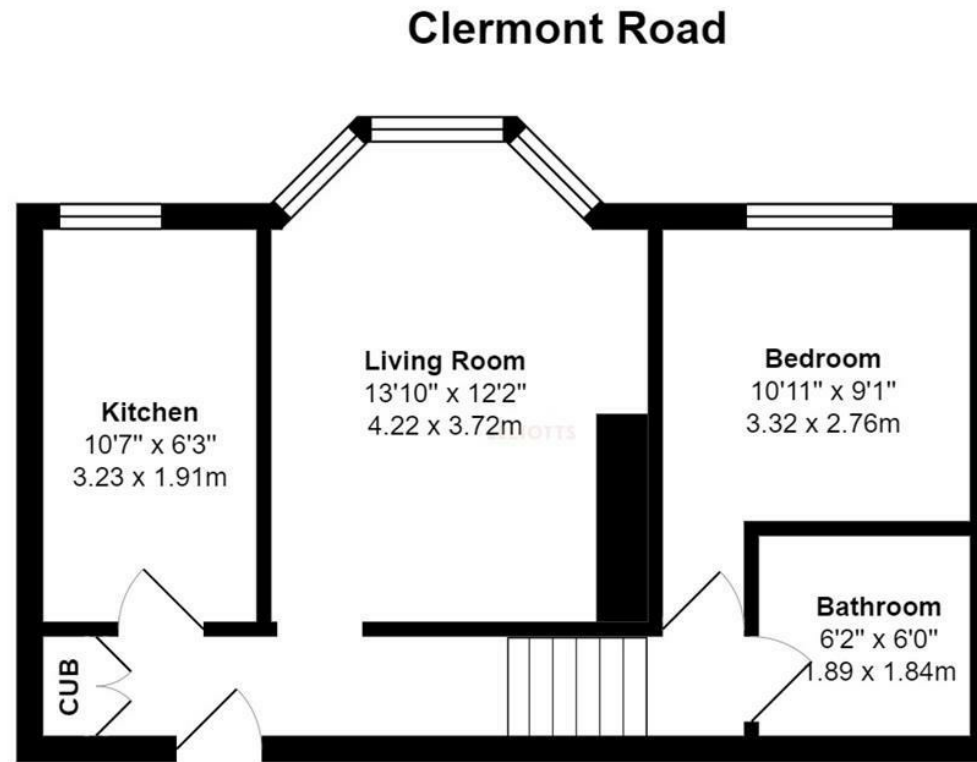
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Permitted
holders only
Mon-Fri.
9 am - 6 pm

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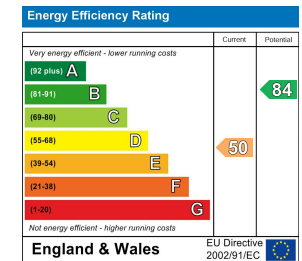
Floorplan



Total Area: 431 ft² ... 40.0 m²

All measurements are approximate and for display purposes only

Energy Performance Graph



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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