39 Clermont Terrace, Brighton, BN1 6SJ

£950 Per month

This ONE BEDROOM lower ground floor FLAT is situated in a SOUGHT-AFTER RESIDENTIAL STREET a stone's throw from Preston Park train station IDEAL FOR COMMUTERS and a short walk from the pretty PRESTON PARK; there is also a selection of local shops and amenities nearby. The flat itself benefits from a SMART WHITE GLOSS KITCHEN, modern bathroom, and is AVAILABLE NOW. Energy Rating: E42 Exclusive to Maslen Estate Agents

VIEWINGS FRIDAY 17TH SEPTEMBER 10AM-1130AM PLEASE CALL FOR APPOINTMENT

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Communal Entrance Hall
Carpeted steps leading to lower ground floor

Stylish Open Plan Lounge/Kitchen
15'1" max x 12'9" max (4.60 max x 3.89 max)
Lounge Area: Oak wooden flooring, 3 x slimline electric heaters, coved ceiling, spotlights, large west facing uPVC double glazed windows overlooking front garden allowing plenty of natural light into the flat.
Kitchen Area: Oak wooden flooring, solid oak work surface inset 4 burner touch screen electric hob with electric oven below and stainless steel extractor hood above, further solid oak work surface inset stainless steel single drainer sink unit with mixer tap, space for stools, range of fitted wall mounted and base units, space and plumbing for small sized washing machine, tall integrated fridge freezer.

Bedroom
8'9" max x 7'8" max (2.67 max x 2.34 max)
coved ceiling, spotlights, Upvc double glazed window to side, pair of mirror fronted wardrobes, one side housing hot tank and further shelved storage and one side with further storage space and wall mounted electric fuse box, wall mounted slim line electric heater, door to:

Bathroom
Suite comprising natural slate tiled bath with 'Raindance' shower over, stylish wash hand basin with mixer tap and solid oak base, low level WC, uPVC double glazed window, wall mounted chrome heated towel rail, spotlights, part tiled walls in natural slate, tiled floor

Communal Gardens
Use of front and rear communal gardens, the front being landscaped by the current owner, West facing with storage cupboard and the rear being a good sized lawned rear communal garden with tree and shrub borders

Total approx floor area
26.6 sq.m (286 sq.ft)

Parking Zone K
All bays (permit, shared use and pay & display) operate 9am to 8pm Monday to Friday including Bank Holidays. Always check the street signs before you park.
Visitor permit cost: £3.50, valid for one calendar day (residents permitted 50 a year).
Resident parking permit for non-diesel, normal emission vehicles producing between 111g/km - 165g/km CO2 cost: £130 annual, £45 for 3 months.
Non-diesel, low emission vehicles producing 110g/km or less CO2 cost: £65 annual, £22.50 for 3 months.
Diesel or high emission vehicles producing 166g/km or more CO2 cost: £163 annual, £57 for 3 months.

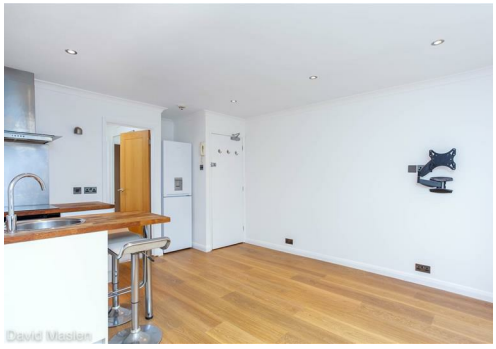
Council Tax Band A

Maslen Letting Agents
Based on the asking price of £210,000, Maslen Letting Agents would suggest a rental value of £875 PCM. This would give you a gross yield of 5%.

WHAT THE OWNER SAYS:

“Having owned Clermont Terrace for the last decade; at first as our first home as couple and then as a buy-to-let we can certainly say it has served us well and will be very much missed!
Although compact, has everything you need - during the summer months we especially loved stepping straight out of the living room through the patio windows/doors into the front garden which we landscaped. Or wandering down to Preston Park which is absolutely beautiful. Having Preston Park station a 30 second walk was invaluable when I commuted to London or if you wanted to pop into Brighton / down to the seafront. It really has been a wonderful apartment."

David Maslen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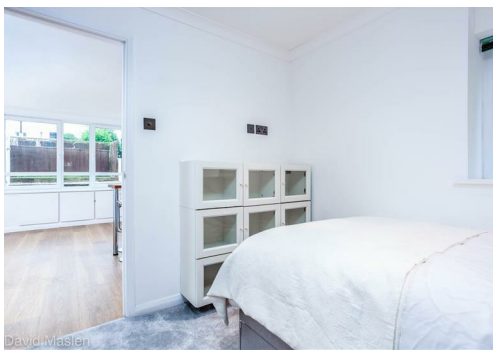
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LOWER GROUND FLOOR
26.6 sq.m. (286 sq.ft.) approx.

TOTAL FLOOR AREA : 26.6 sq.m. (286 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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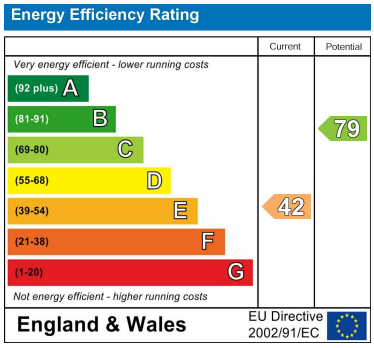

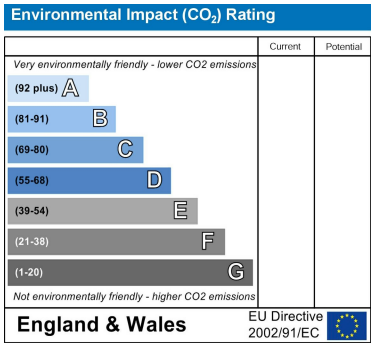

IMPORTANT
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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