



39 Clermont Terrace, Brighton, BN1 6SJ

£1,100 PCM

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. Deposit £1250. Energy Rating E. Council Tax Band A. Unfurnished or Furnished. Available end of April / Beginning of May.

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, tall 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



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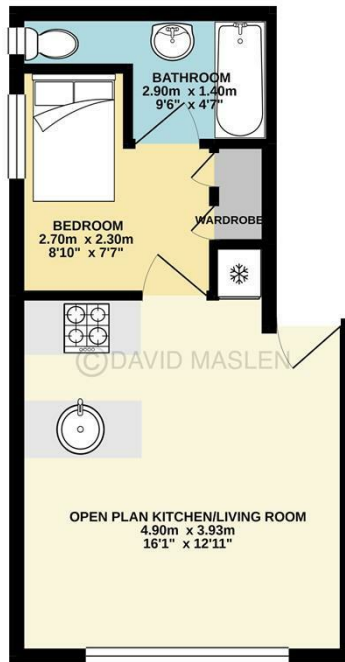


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LOWER GROUND FLOOR
26.6 sq.m. (286 sq.ft.) approx.



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.

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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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