



Spencer
& Leigh

Flat 3, 40 Clermont Terrace, Preston Park, Brighton, BN1 6SJ

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Brighton, BN1 6SJ

Price £450,000 - Leasehold - Share of
Freehold

- Impressive ground floor apartment
- Three versatile bedrooms
- Beautiful bay fronted lounge with feature fireplace
- Modern fitted kitchen
- En-suite shower room to bedroom 1
- Original features and character
- Share of freehold & extended lease
- Private East facing rear garden
- Vendor suited and ready to move
- Great location close to a mainline station

Don't miss this rare opportunity to purchase this three bedroom apartment, located on the ground floor with it's very own East facing rear garden. The apartment oozes character and has an array of original features, one of which is the impressive fire surround in the reception room. This is our vendor's favourite room due to it's serenity and pleasant outlook which "has a feeling of being in the countryside". Overall, the accommodation is versatile having larger than usual hallways and lobby's, one of which is utilised as a study space. The Master bedroom has the benefit of an en-suite shower room in addition to the main bathroom. The modern fitted kitchen boasts plenty of storage space with an integrated oven and hob. Conveniently, the residents own a share in the freehold and this particular apartment has an extended lease with a term in excess of 950 years. Preston Park with it's many amenities and mainline station all fall within walking distance. Viewing is highly recommended.



Clermont Terrace is located within walking distance to Preston Park Station as is Sainsbury Local & Costa Coffee. Preston Park & Preston Manor are also just along the road as are many amenities on Preston Road.



Communal Entrance

Entrance

Entrance Hallway
11'7 x 6'9

Sitting/Dining Room
16'8 x 16'2

Kitchen
10'4 x 10'2

Bedroom
17'11 x 14'3

En-suite Shower/WC
8'10 x 4'10

Bedroom
10'1 x 7'7

Bedroom
9'7 x 7'7

Family Bathroom
8'4 x 4'10

OUTSIDE

Private Rear Garden

Property Information

982 years remaining on lease

Service Charge - £1,200 p/a

Zero Ground Rent

Utilities: Mains Gas, Electric, Mains water and sewerage

Parking: Restricted on street parking - Zone K

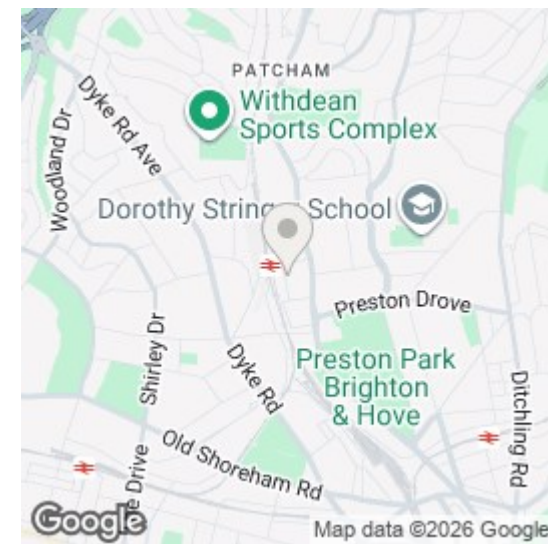
Broadband: Standard 16 Mbps, Superfast 83 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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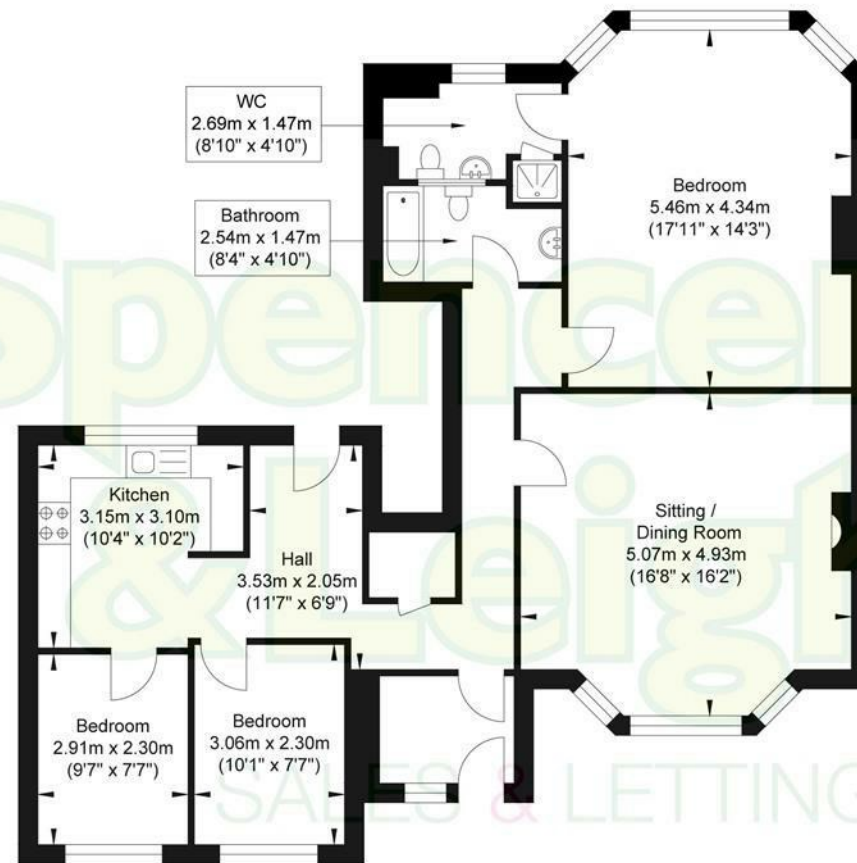
Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Clermont Terrace



Ground Floor
Approximate Floor Area
1069.28 sq ft
(99.34 sq m)

Approximate Gross Internal Area = 99.34 sq m / 1069.28 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.