

Clarendon Place

Brighton



Clarendon Place Brighton



2
BEDROOM

1
RECEPTION

1
BATHROOM

About the property

GUIDE PRICE £300,000 - £325,000

Charming Two-Bedroom Top-Floor Maisonette with Sea Views in the Heart of Kemptown

This delightful two double bedroom top-floor maisonette is enviably positioned in the heart of Kemptown's vibrant village, nestled on a quiet residential street just moments from the seafront.

The open-plan living area is bright and welcoming, featuring a large sash window that floods the space with natural light. The adjoining kitchen is well-appointed with modern fittings, creating a seamless and sociable living space. A good-sized contemporary bathroom complements the main living area with stylish finishes.

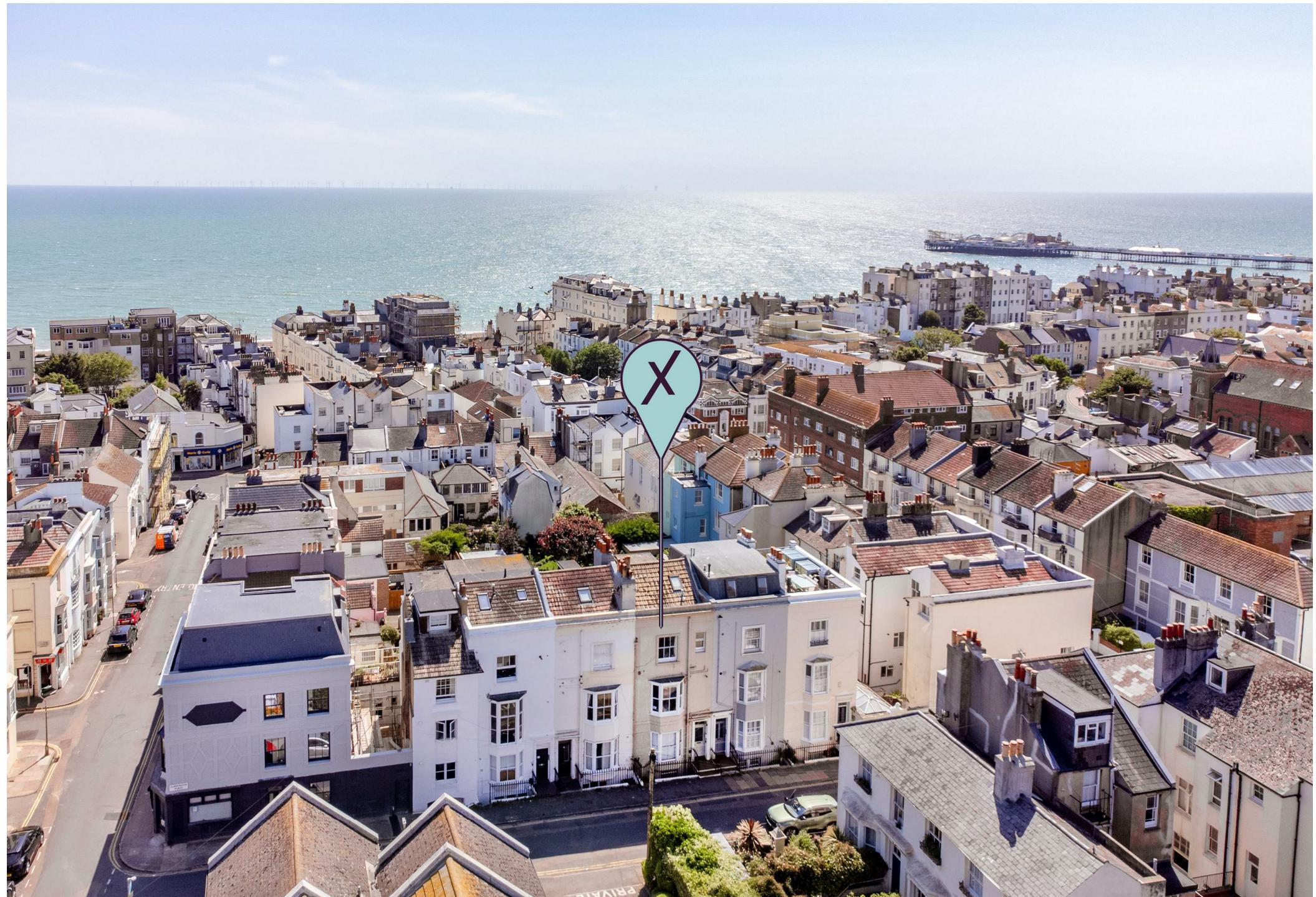
The two double bedrooms are arranged over separate floors, offering a desirable sense of privacy—ideal for sharers, guests, or home working. Both bedrooms enjoy views towards the sea. The upper bedroom is particularly spacious, enhanced by a large window and Velux rooflight, creating a light-filled and airy retreat. Ample eaves storage provides generous and practical space rarely found in properties of this kind.

Located just a short stroll from the beach, this home is perfectly positioned to enjoy Kemptown's strong community spirit and eclectic mix of independent delis, artisan bakeries, coffee shops, and acclaimed restaurants. Nearby seafront leisure facilities include Sea Lanes outdoor pool, Beach Box Sauna, Yellow Wave beach volleyball courts, yoga studios, and a wide choice of beachfront cafés and bars.

This is a superb opportunity to enjoy relaxed coastal living in one of Brighton's most sought-after neighbourhoods.





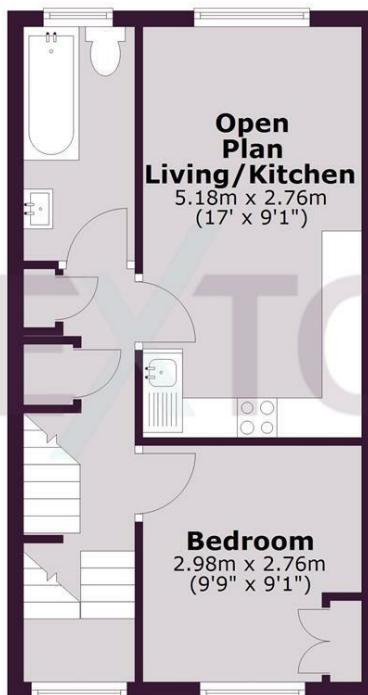


SCAN HERE TO VIEW ALL AUCTION PROPERTIES



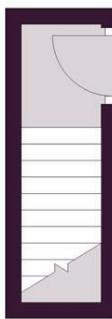
Second Floor

Approx. 35.2 sq. metres (378.5 sq. feet)



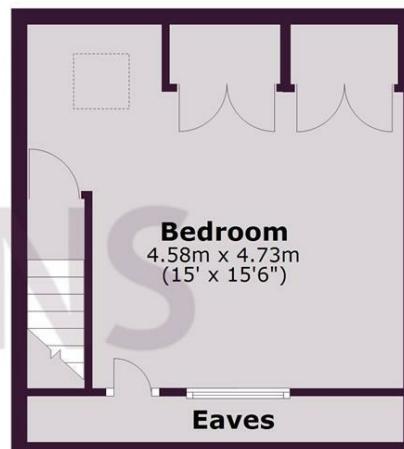
First Floor

Approx. 3.5 sq. metres (37.9 sq. feet)



Third Floor

Approx. 24.9 sq. metres (267.9 sq. feet)



Total area: approx. 63.6 sq. metres (684.3 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	58	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Call our sales team to arrange
a viewing appointment:

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