



PHILLIPS & STILL

CLARENDON PLACE, BRIGHTON  
ASKING PRICE OF £160,000





A first floor studio apartment located in the Kemp Town area would be an excellent opportunity for first-time buyers or investors. Kemp Town is a popular and vibrant area of Brighton, known for its independent shops, cafes, and restaurants, as well as its proximity to the seafront.

The studio apartment offers comfortable living space for a single person or a couple. It may also be an attractive option for those looking for a pied-à-terre or a rental property. Investing in a property in Kemp Town would be a wise decision, as the area has seen significant growth in recent years.

The demand for properties in Brighton is high, and Kemp Town is a particularly sought-after location due to its proximity to the city centre and the seafront. Overall this first floor studio apartment in Kemp Town could be an excellent opportunity for those looking to get on the property ladder or invest in the Brighton property market.



## FIRST FLOOR

### STUDIO ROOM

14' 4" x 9' 6" (4.37m x 2.9m)

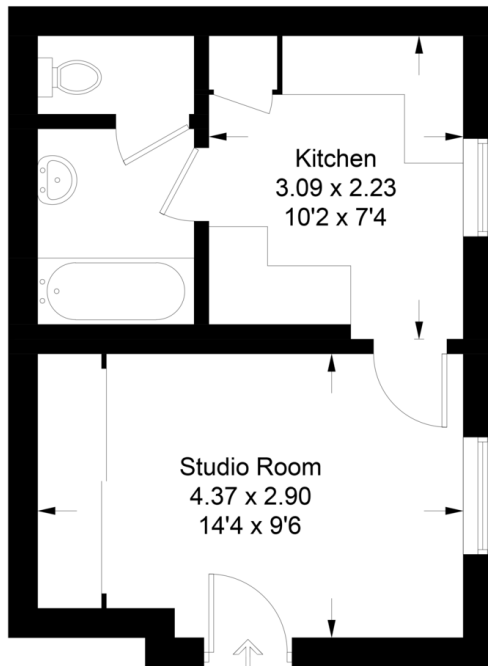
### KITCHEN

10' 2" x 7' 4" (3.1m x 2.24m)

### BATHROOM

## Clarendon Place, Brighton, BN2 1JD

Approximate Gross Internal Area = 26.5 sq m / 285 sq ft



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys © 2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

