

8 Clarence Gardens

Brighton BN1 2EG

£575,000

- FOUR BEDROOMS
- SHOWER ROOM
- KITCHEN
- LIVING/DINING ROOM
- WEST FACING PATIO GARDEN
- CENTRAL LOCATION
- IDEAL INVESTMENT OPPORTUNITY
- NO ONWARD CHAIN

Whitlock and Heaps are pleased to offer to market this bay fronted property being arranged over three floors offering four bedroom accommodation and being situated in this central and convenient location and proving an ideal investment opportunity or home. Benefiting from a through living/dining room, kitchen which leads onto a west facing patio. The property is being sold with no onward chain.

ENTRANCE HALL Exposed floorboards, radiator.

LIVING/DINING ROOM Fire surround and timber mantle over, 2 x radiators, bay window, fitted shelving, exposed floorboards.

KITCHEN Incorporating one and a half bowl sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with concealed extractor over, electric oven, appliance space, 'Ideal' gas fired boiler, UPVC double glazed door to garden.

FIRST FLOOR

BEDROOM 1 Bay window, radiator.

BEDROOM 3 Radiator.

SHOWER ROOM Comprising walk in shower cubicle, wash hand basin with cupboard under, low level w.c.

TOP FLOOR

BEDROOM 2 Bay window, radiator.

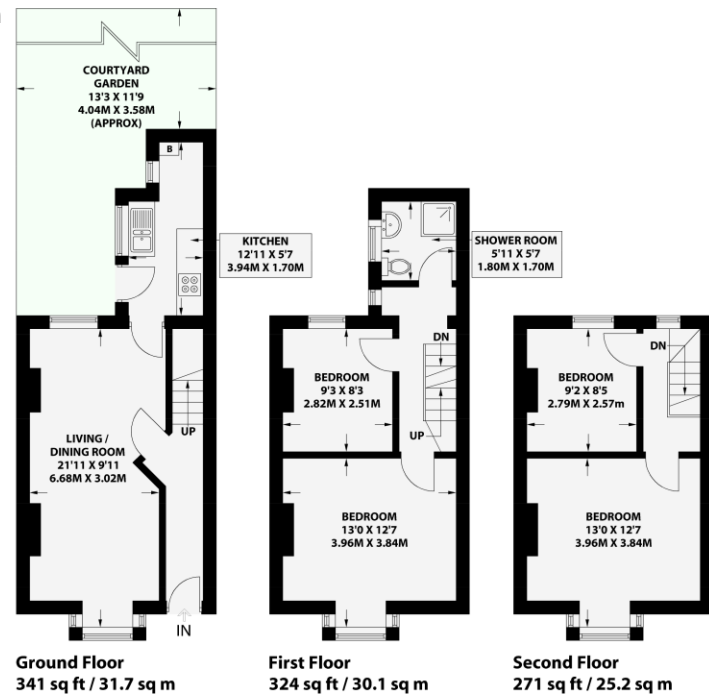
BEDROOM 4 Radiator.

OUTSIDE

WEST FACING PATIO GARDEN

CLARENCE GARDENS BRIGHTON

APPROXIMATE GROSS INTERNAL AREA
936.0 sq ft / 87.0 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPICS). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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Portslade Branch
48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch
65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



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