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## Flat A, 4 Clifton Hill

Brighton, BN1 3HL

### Offers In The Region Of £475,000

An immaculately presented two double bedroom apartment with a south facing patio offered for sale with a share of the freehold.

Clifton Hill forms part of the highly sought after Montpelier and Clifton conservation area and is within easy reach of the City centre and seaford. Brighton mainline station is located in Queens Road providing north-bound commuter links with London/the City. The Seven Dials is a short walk where an array of cafes, delis and shops can be found and St Ann's Well Gardens with its cafe, tennis courts and play area is in nearby Somerhill Road.

Steps lead down to the flats own front door into an entrance vestibule which has an exceptionally large storage cupboard. The living/dining room has wooden floor and an open fireplace. The bay window faces south and looks out to the pretty patio garden. Two double bedrooms are located leading from the inner hallway at the rear together with a newly fitted, modern kitchen and bathroom which has a shower over the bath. The back door allows access out to useful storage where one of the three cupboards houses the washing machine, and steps lead up to a side garden with access to the front.

- Immaculately presented apartment
- Spacious living/dining room
- South facing patio and garden to the side
- Useful storage at the rear, housing the washing machine
- Two double bedrooms
- New hardwood, double glazed windows to the front bay
- Modern fitted kitchen
- Modern bathroom/WC
- Lease 992 years remaining, maintenance £100 pcm
- Council tax band C

### Viewing

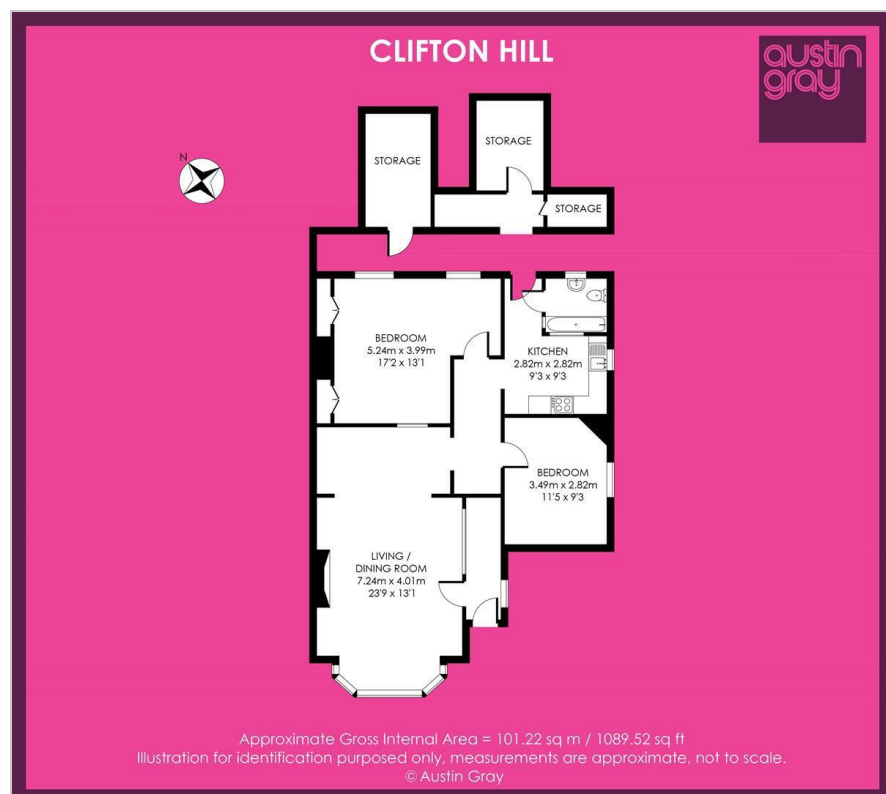
Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.

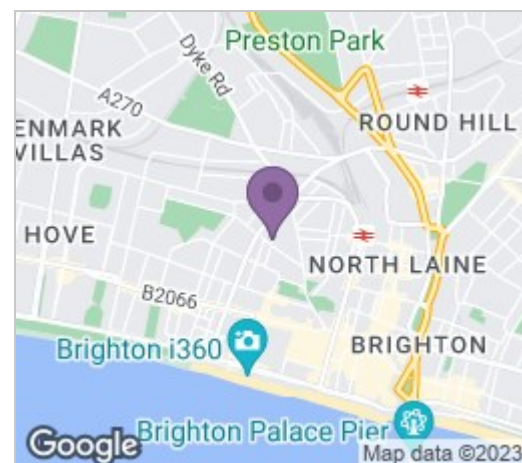




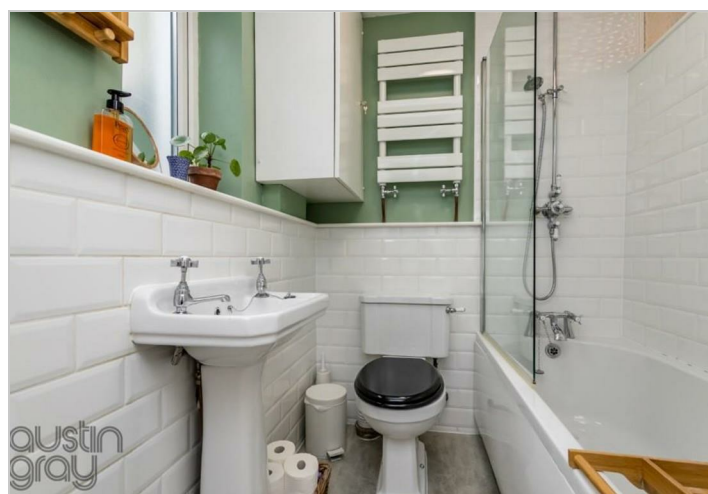
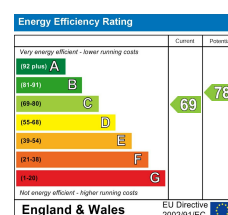
## Floor Plan



## Area Map



## Energy Efficiency Graph



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