

W





22a Clermont Road

Brighton

Spacious two bedroom flat with open living area, modern kitchen, stylish bathroom, private patio, and excellent transport links. Move-in ready and close to amenities.

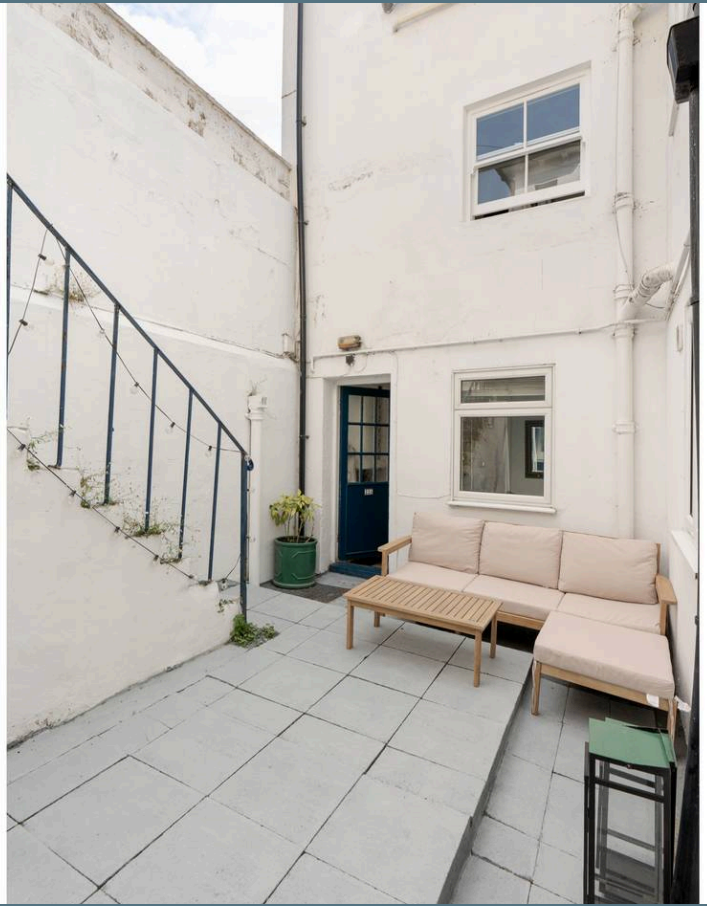
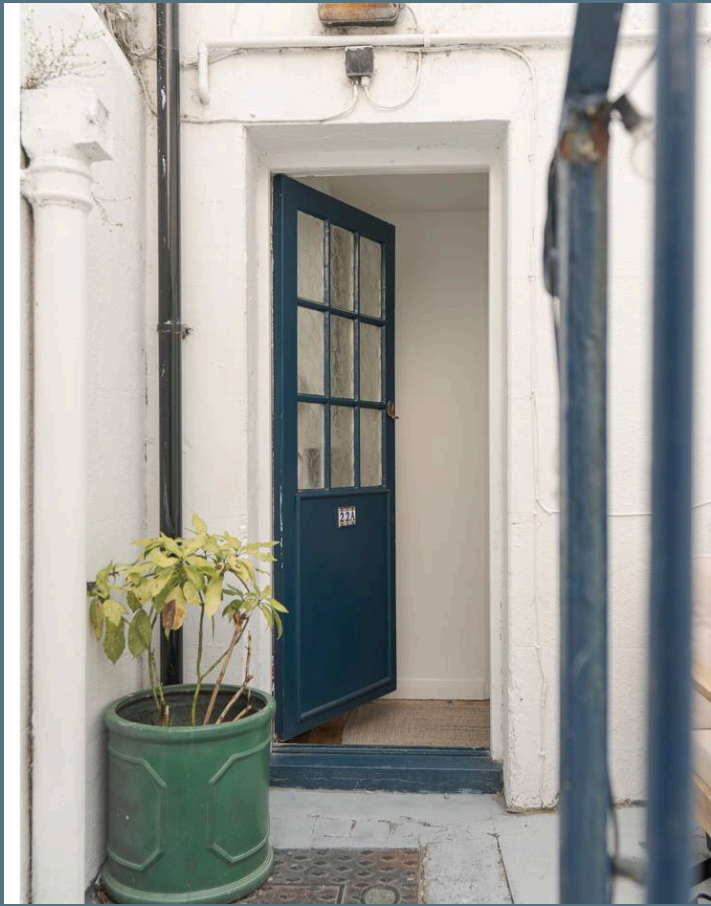
Council Tax band: A

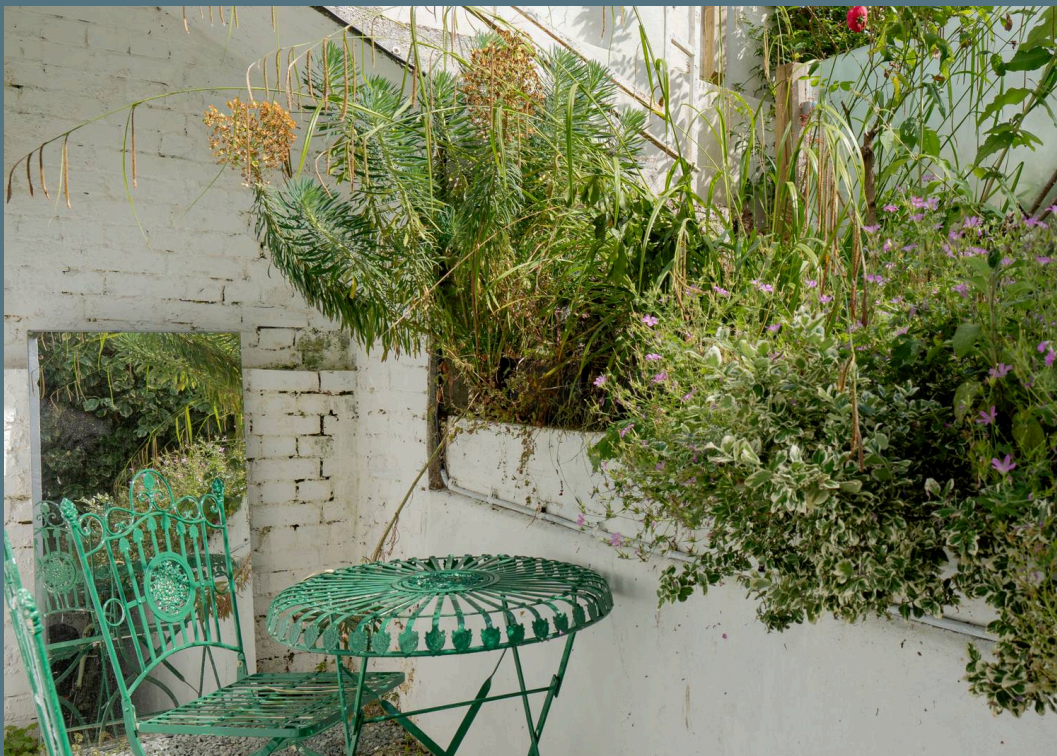
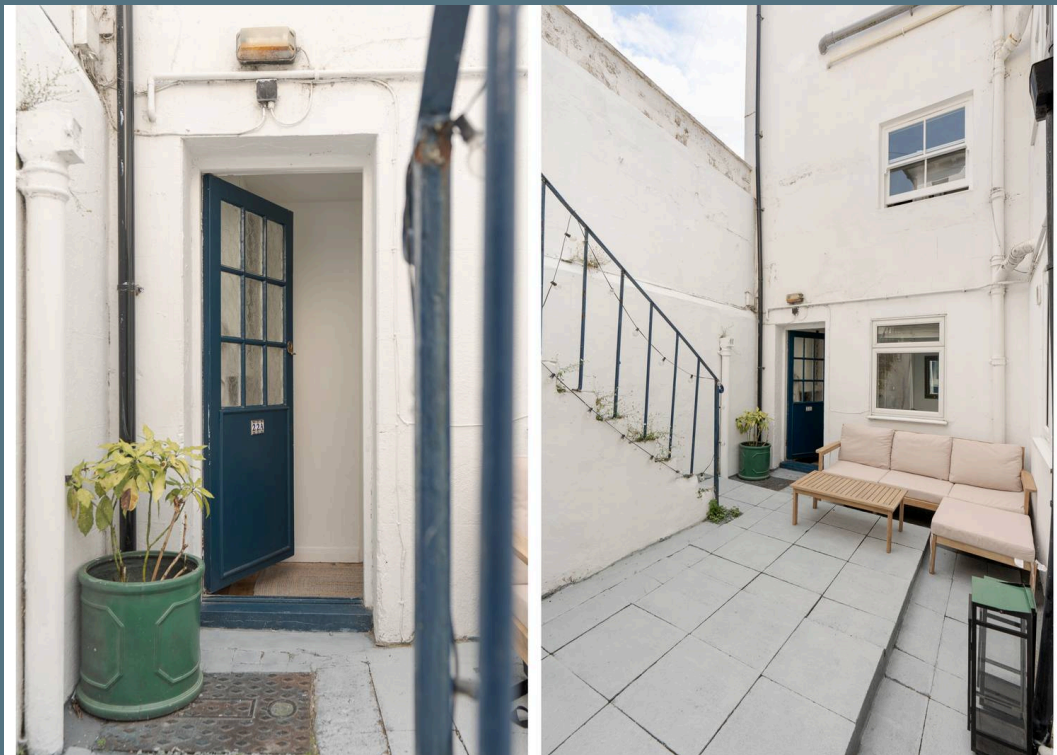
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Abundant natural bright and spacious living
- Excellent transport links
- Close to local amenities
- Contemporary bathroom
- Private patio
- Well proportioned accommodation throughout
- Generous bedrooms
- Turn key ready condition

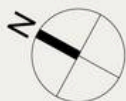




CLERMONT ROAD

BRIGHON

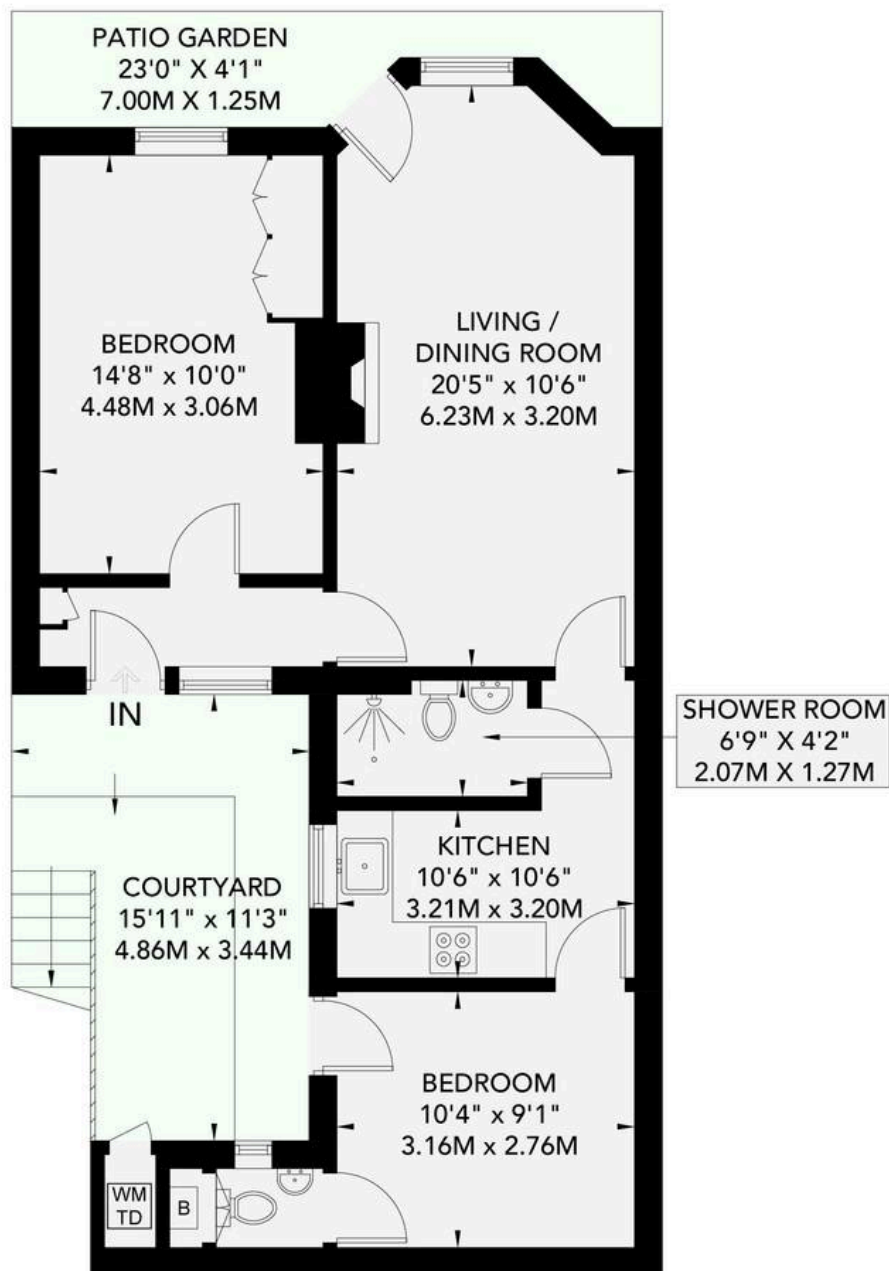
APPROXIMATE GROSS INTERNAL AREA
58.8 sq m / 632 sq ft



→	Measuring Points	CH	Ceiling Height
S	Storage Cupboard	T	Hot Water Tank
W	Fitted Wardrobes	FF	Integrated Fridge / Freezer
⌋	Garden Shortened for Display	□	Head Height Below 1.5m
☐	Skylight	B	Boiler

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, 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 (IPMS2).

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Lower Ground Floor
58.8 sq m / 632 sq ft

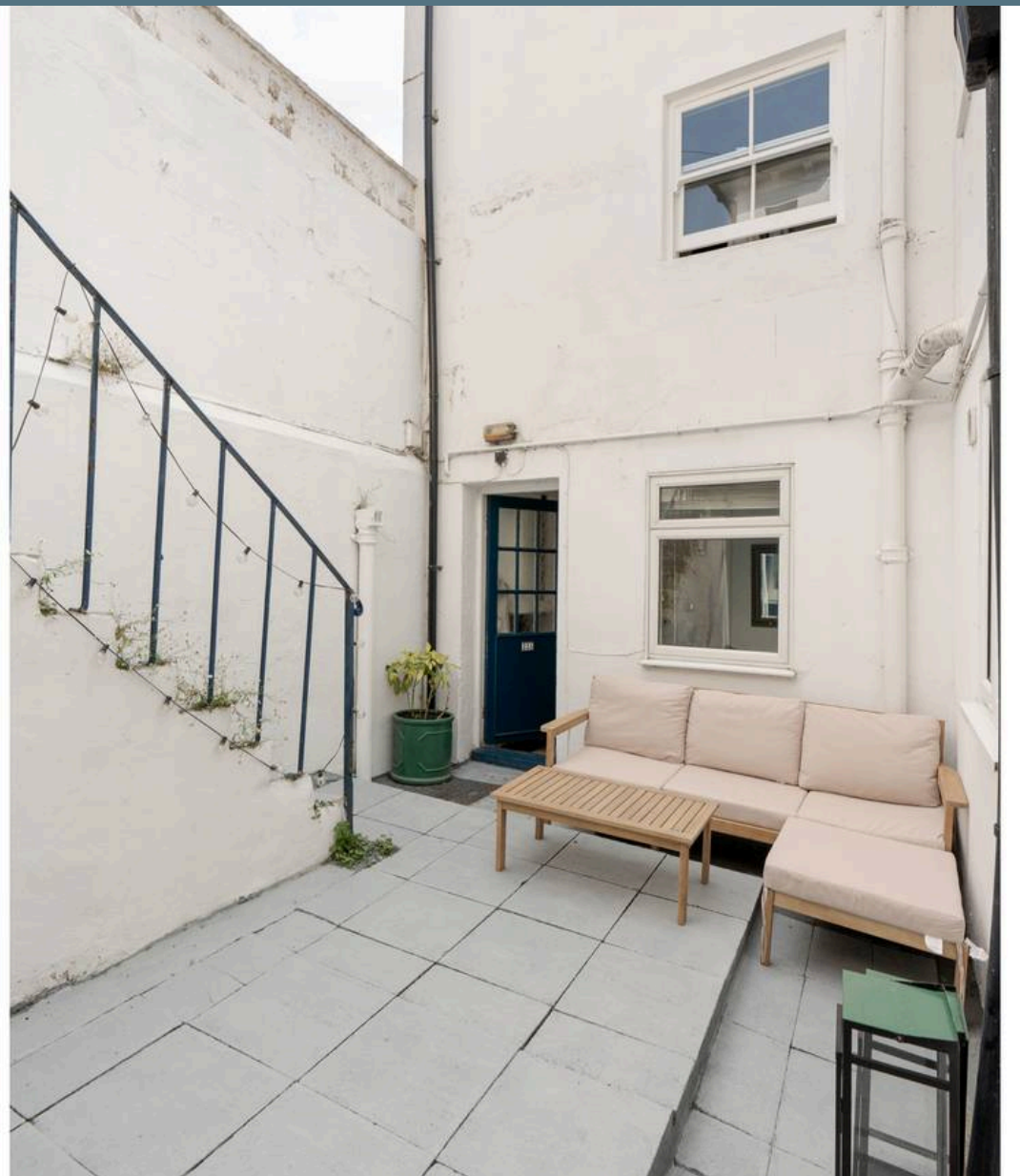


PROPERTY NOTES

Property:

Date:

Consultant:



Winn Estates

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