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Clermont Terrace, Brighton, BN1 6SH

Welcome to this extraordinary residence on the renowned Clermont Terrace in Brighton, where timeless elegance and modern comfort converge. As you approach, the green and leafy front garden provides a sense of seclusion, enhancing the privacy of this exceptional home. You have two large private gardens as well as a double garage to your disposal.

Upon entering through the front door, be prepared to be captivated by the grandeur of the house. The impressive high ceilings and stunning cornicing create a sense of sophistication, setting the tone for the remarkable features that unfold within.

To your left, the large and spacious sitting room beckons, adorned with incredible bay windows that frame views of the serene front garden. The ceiling rose adds a touch of architectural splendour to this magnificent space.

The kitchen and dining area, accessed from both the sitting room and the hallway, offers a seamless blend of openness and invitation. The greenery of the expansive rear garden provides a scenic backdrop, visible through large windows and accentuated by the presence of skylights that flood the kitchen with natural light.

Venturing into the garden, multiple levels await your exploration, featuring a pond, a vegetable patch, and access to the double garage—a hidden gem within this already impressive property. The garage, easily accessible via the rear private access-way, adds practicality and convenience to the home.

Returning indoors, the cellar space, accessible from the main hallway, offers ample storage and potential for various uses.

Moving to the first floor, you encounter a stylish bathroom with an eye-catching red design, spacious proportions, and a utility space. The two double bedrooms on this floor provide captivating views of their own. The principal bedroom is offering the option of being used as a separate drawing room, featuring bay windows with vast views of the street and city beyond. The other double bedroom offers views looking out towards the garden.

Ascending to the second floor, the main bathroom becomes a haven of luxury, boasting a stunning standalone bath and a separate shower.

There are two more double bedrooms which mirror the first-floor layout, one overlooking the garden and the other providing an even more impressive view of the city and heightened privacy.

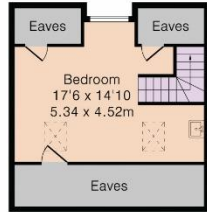
Completing this remarkable residence is the loft room, a versatile space that can serve as an additional bedroom or a private office, offering the perfect finishing touch to this truly special house on Clermont Terrace.

Don't miss the opportunity to make this exceptional property your home, where every detail contributes to a lifestyle of unparalleled elegance and comfort.



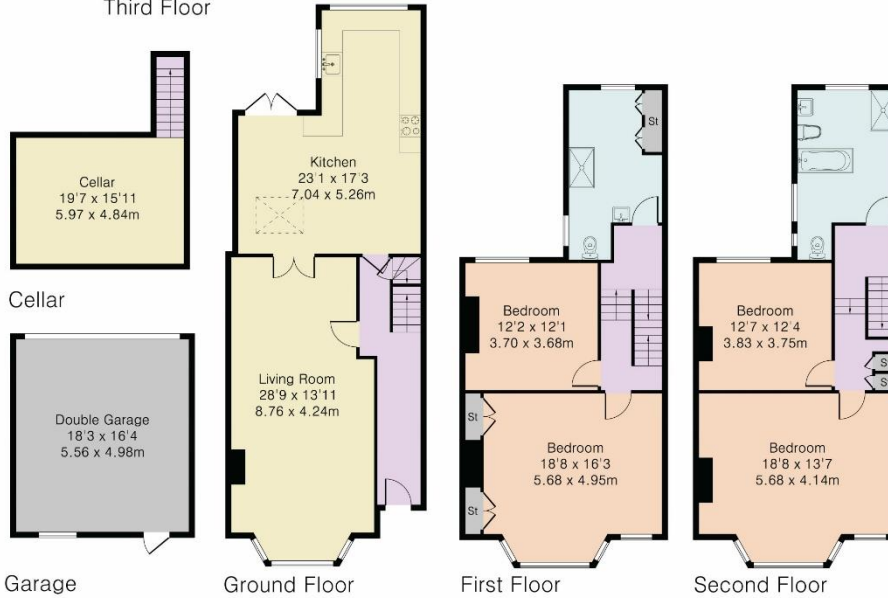
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Freehold



Third Floor

Approximate Gross Internal Area 2814 sq ft – 261 sq m
 Cellar Area 210 sq ft – 19 sq m
 Ground Floor Area 801 sq ft – 74 sq m
 First Floor Area 645 sq ft – 60 sq m
 Second Floor Area 653 sq ft – 61 sq m
 Third Floor Area 207 sq ft – 19 sq m
 Garage Floor Area 298 sq ft – 28 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Mishon Mackay - Brighton

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