



13 Tivoli, Tower Gate, Brighton, BN1 6WT

Spencer
& Leigh

13 Tivoli, Tower Gate,
Brighton, BN1 6WT

O.I.R.O £350,000 - Leasehold

- First floor apartment
- Three good size bedrooms
- Versatile accommodation
- 16' Living room with balcony
- Family bathroom & En suite
- No onward chain
- Quiet popular development
- Close to amenities including Preston Park Station
- Allocated parking
- Exclusive to Spencer & Leigh

A fantastic opportunity to snap up this first floor three bedroom balcony apartment situated within walking distance of Preston Park and its mainline railway station. The accommodation features a good size lounge with French doors accessing a balcony, a fitted kitchen, three good size bedrooms and a white bathroom suite and en suite to the main bedroom. Both electric heating and double glazed windows are already in situ along with the added benefit of an allocated off road parking space and no onward chain. There are many trendy cafe's and bars nearby in both Fiveways and London Road along with convenient local shops. Exclusive to Spencer & Leigh.

Council Tax Band D - £2,338.06 2024/2025
Service Charge £2,600 p/a (includes water rates)
90 yrs remaining on lease



Towergate is ideally situated for all amenities including a handy Sainsburys Local and what are considered to be good schools and colleges nearby. There is easy access to all travel networks including buses in and out of the city as well as Preston Park mainline railway station providing train travel to and from London and along the coast.



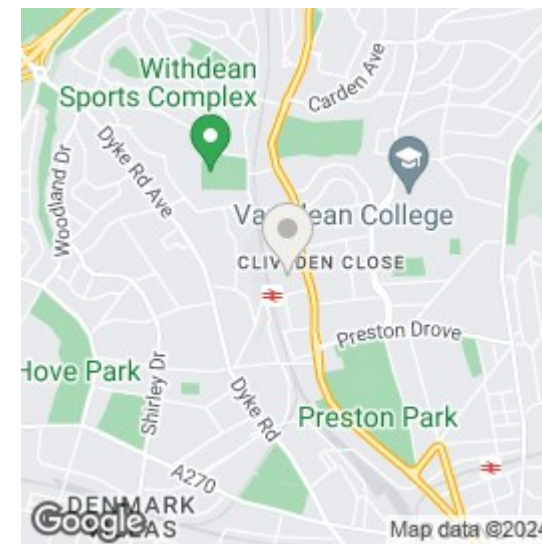
Communal Entrance
 Stairs rising to all floors
 Living/Dining Room
 16'2 x 9'10
 Kitchen
 9'10 x 6'6
 Bedroom
 12'9 x 6'6
 En suite shower room

Bedroom
 9'10 x 6'6
 Bedroom
 13'5 x 8'8
 Bathroom
 OUTSIDE
 Balcony
 Residents Parking

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



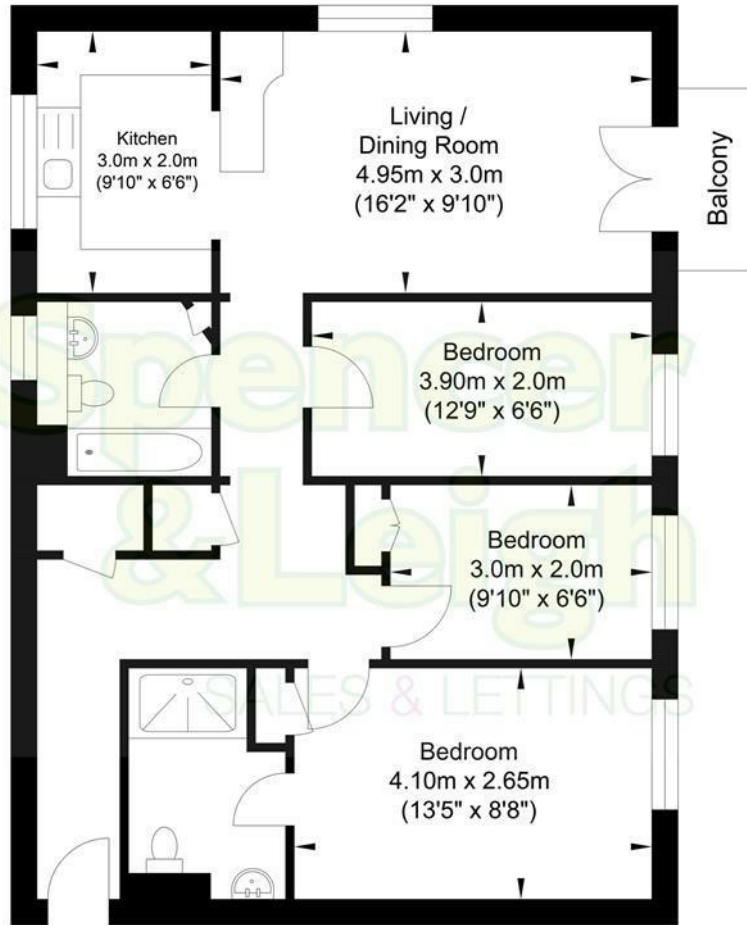
Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Spencer
& Leigh**

Towergate, Brighton



Approximate Floor Area
755.08 sq ft
(70.15 sq m)

Approximate Gross Internal Area = 70.15 sq m / 755.08 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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