



58a, Clyde Road, Brighton, BN1 4NP

Spencer
& Leigh

58a, Clyde Road,
Brighton, BN1 4NP

Guide Price £275,000 - Leasehold - Share of

- One bedroom garden flat
- Well presented throughout
- Share in freehold
- Low outgoings
- Popular location
- 15' Lounge/dining room with exposed brickwork feature wall
- Private entrance
- South facing rear patio garden
- Internal inspection essential
- Exclusive to Spencer & Leigh

GUIDE PRICE £275,00 to £300,000

Welcome to Clyde Road, Brighton - a charming basement flat with its own private entrance, offering a unique opportunity to own a piece of this vibrant seaside town.

This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. The bedroom provides a peaceful retreat, ideal for a good night's sleep. The bathroom is conveniently located, ensuring comfort and privacy.

One of the highlights of this flat is its south-facing patio garden, a tranquil outdoor space where you can enjoy the sunshine and fresh air. Imagine sipping your morning coffee or hosting a summer barbecue in this lovely setting.

With low outgoings and a share in the freehold, this property offers a fantastic investment opportunity. The flat is well presented throughout, exuding a warm and inviting atmosphere that makes you feel right at home.

Don't miss out on the chance to own this charming flat in a sought-after location. Contact us today to arrange a viewing and start envisioning your life in this wonderful property on Clyde Road.



Ideal for commuters, with excellent transport links, very close proximity to London Road station, bus services, and walking distance from Brighton mainline station. Conveniently located for cafes, shops, restaurant pubs, parks and cinema. Easy walking distance from Brighton's main central shopping locations and seafront.



Stairs descending to Front Door

Entrance

Entrance Hallway

Living/Dining Room
15'8 x 11'11

Kitchen
8'6 x 8'6

Bedroom
14'5 x 12'5

Bathroom
8'6 x 5'3

OUTSIDE

South Facing Patio Garden

Property Information

Leasehold - SOF - 991 years remaining on lease

Service Charge - £400.00 p/a

Zero Ground Rent

Council Tax Band A: £1,558.71 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Restricted on street parking - Zone J

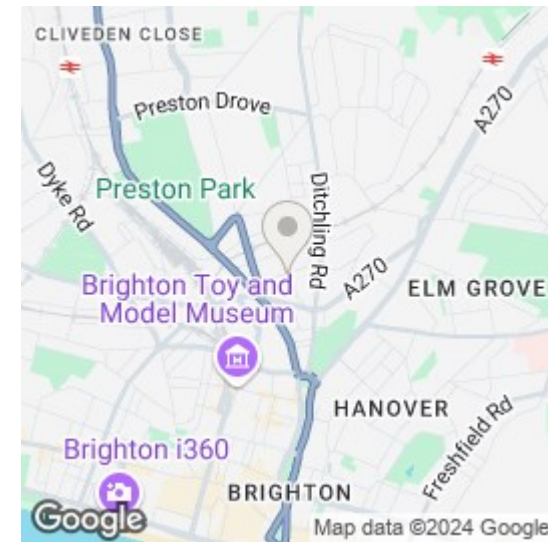
Broadband: Standard 16Mbps & Ultrafast 1000Mbps available (OFCOM checker)

Mobile: Fair/Good coverage (OFCOM checker)

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



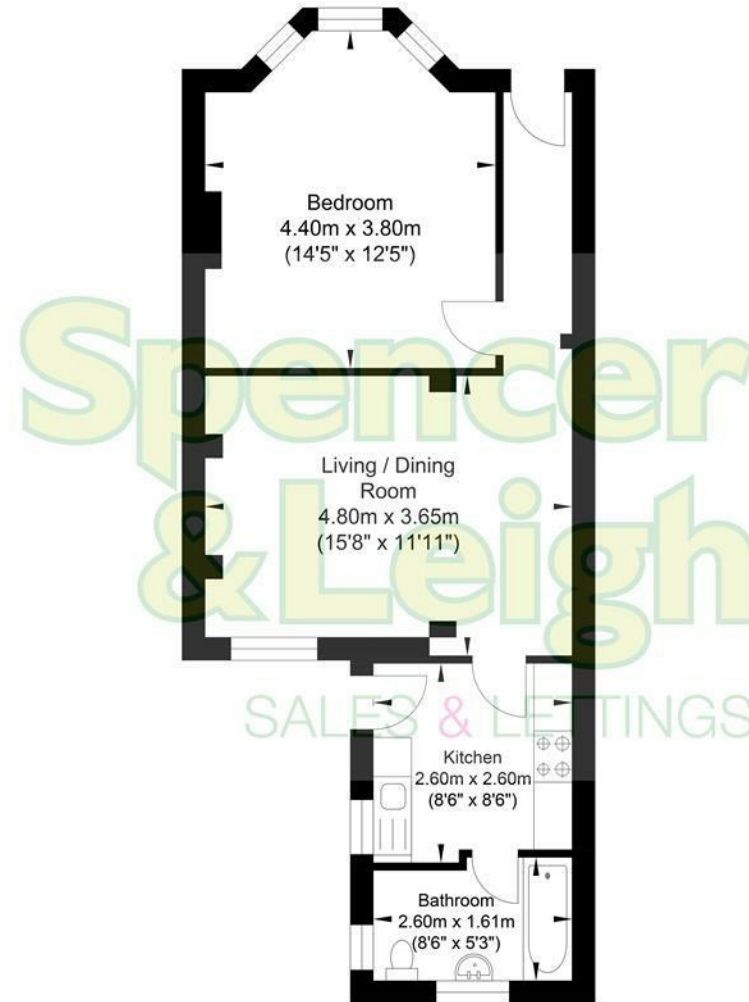
Council:- BHCC
Council Tax Band:- A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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**

Clyde Road



Approximate Floor Area
508.27 sq ft
(47.22 sq m)

Approximate Gross Internal Area = 47.22 sq m / 508.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.