



8 Cliveden Court, Cliveden Close, Brighton, BN1 6UB

Spencer
& Leigh

8 Cliveden Court, Cliveden Close,
Brighton, BN1 6UB

£1,395 Per Month -

- Spacious two bedroom apartment
- Situated on the top floor
- 15' lounge/dining room
- Kitchen with oven & washing machine
- White bathroom suite
- Double glazed windows & electric heating
- Available now, unfurnished
- Communal gardens
- Off road permit parking
- Popular Preston Park location

This two bedroom apartment has a pleasant outlook over the leafy communal gardens of Cliveden Court and is located only a stones throw from Preston Park mainline railway station. Being available for occupation immediately, on an unfurnished basis, the apartment features two double bedrooms along with a larger than usual lounge, a cream coloured kitchen with appliances and a white bathroom suite. Double glazed windows help create a warm and quiet living space. Conveniently, there is off road communal permit parking for residents. Preston Park with its open green spaces, local shops and cafes is within walking distance. Viewing is recommended. COUNCIL TAX BAND - B



Cliveden Court is set in a preferred position having all local amenities such as a Sainsburys Local and the Preston Park railway station within easy walking distance along with access to all other travel networks in and out of the city.



Entrance Hallway

Living Room
15'11 x 11'7

Kitchen
9' x 7'

Bedroom One
12'6 x 11'8

Bedroom Two
11'8 x 9'

Bathroom
9' x 5'



Council:- Brighton & Hove
Council Tax Band:- B

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		
	64	75
England & Wales		EU Directive 2002/91/EC

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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.

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TOTAL APPROX. FLOOR AREA 55.6 SQ.M. (599 SQ.FT.)

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