



59, Cliveden Court, Brighton, BN1 6UD

Spencer
& Leigh

59, Cliveden Court,
Brighton, BN1 6UD

£1,500 Per Calendar Month -

- Superb ground floor flat
- Two double bedrooms with storage
- Good size lounge
- Modern fitted kitchen & bathroom
- Residents parking
- Close to Preston Park Station
- Easy access to local road networks
- Available now, unfurnished
- Popular purpose built block
- Internal inspection highly recommended

Located on the ground floor, this well presented flat is well worth a view! The accommodation offers two double bedrooms with fitted cupboards, a good size lounge, lovely modern kitchen and fitted bathroom with over-bath shower. The flat is decorated in a contemporary style and is offered to let on an unfurnished basis being available immediately. Electronic parking permits are available for the communal parking within the attractive grounds. Cliveden Court is positioned within walking distance to Preston Park mainline station and motorway links with the A23/A27. Viewing strongly advised. 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.




- Communal Entrance
- Stairs rising to all floors
- Entrance
- Entrance Hallway
- Living Room
16'0 x 9'11
- Kitchen
9'0 x 7'0
- Bedroom
11'2 x 10'9
- Bedroom
11'2 x 9'0
- Bathroom
9'0 x 4'11
- OUTSIDE
- Communal Parking
- Communal Gardens

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.

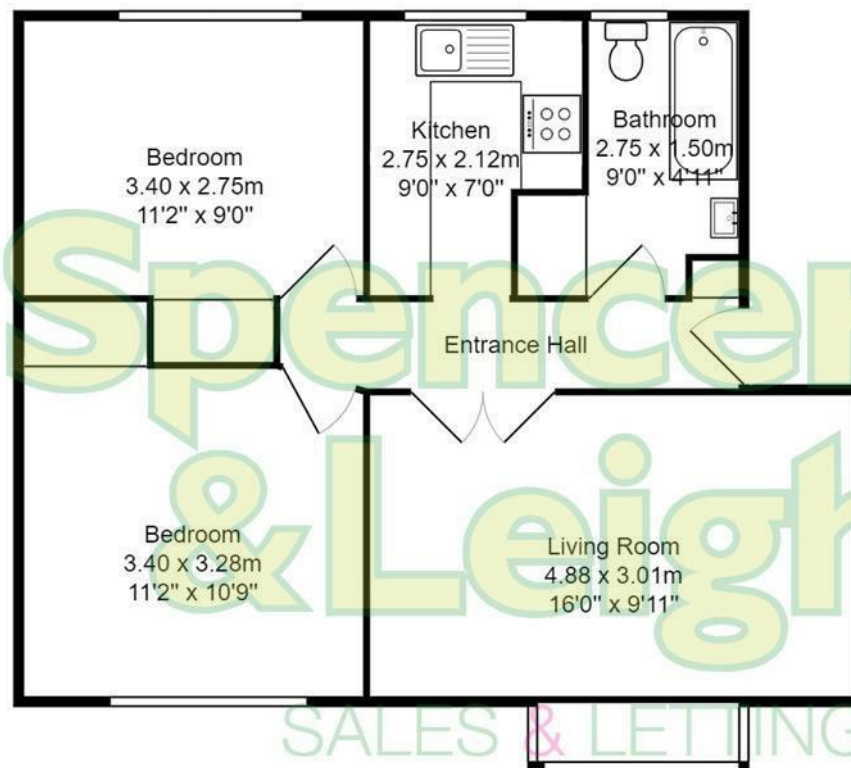
t: 01273 565566
w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- B

| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

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Total Area: 53.3 m² ... 574 ft²

All measurements are approximate and for display purposes only.