



## Clyde Road, Brighton



Asking Price  
**£325,000**  
 Share of Freehold

- TWO BEDROOM SECOND FLOOR FLAT
- MODERN KITCHEN & BATHROOM
- CLOSE PROXIMITY TO PRESTON PARK
- OFF STREET PARKING
- POPULAR PRESTON CIRCUS LOCATION

Robert Luff & Co are delighted to bring to market this two bedroom, second floor flat with off street parking, situated in the highly sought after Preston Circus area of Brighton. Clyde Road is within walking distance to Preston Park, The Duke of York's Picturehouse which is Brighton's much-loved independent cinema. The property is also ideally located for commuters, as Brighton Mainline station is a short walk away with direct services to London Bridge and Victoria. Even closer is London Road station with services to Lewes and beyond. Several bus routes run close by including the 5, 5A and 5B which will take you straight into Brighton City Centre.

Accommodation offers; spacious living/dining room, separate modern kitchen, two bedrooms and a modern family bathroom. Other benefits include: no onward chain and off street parking.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
 Luff & Co**  
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## Accommodation

### Agents Notes

Tenure: Share Of Freehold With 999 Years Lease From 2016

Maintenance Fee: £600 Per Annum

EPC Rating: C

Council Tax Band: B

28 Blatchington Road, Hove, East Sussex, BN3 3YN

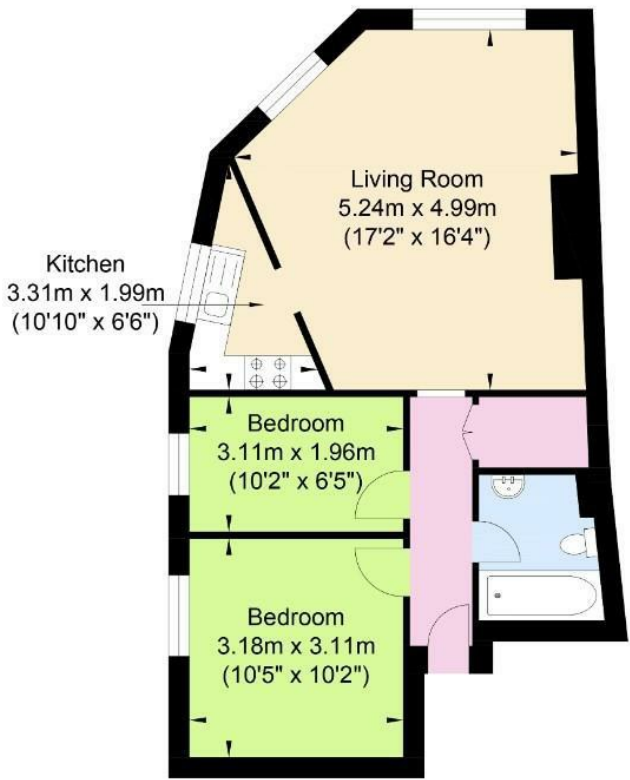
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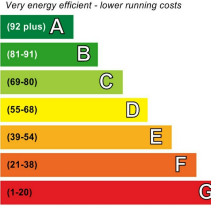




Clyde Road



Approximate Floor Area  
561.23 sq ft  
(52.14 sq m)

Approximate Gross Internal Area = 52.14 sq m / 561.23 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
		72	81
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.