



**Guide Price**  
**£800,000**

**Freehold**

4x  1x  1x 

**Clyde Road, Brighton,  
East Sussex, BN1**

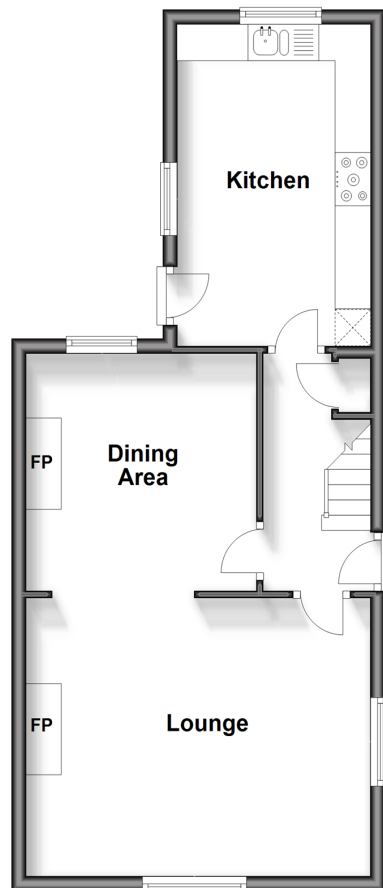
**OVER 60?**

Secure this property  
for up to **59% less!**

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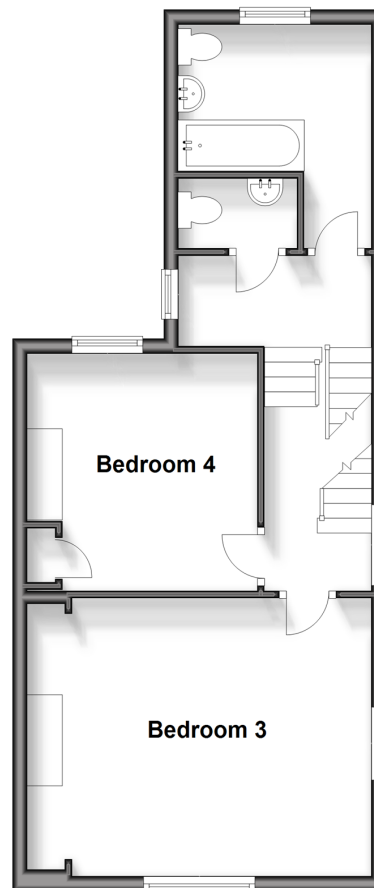
### Ground Floor

Approx. 47.2 sq. metres (507.9 sq. feet)



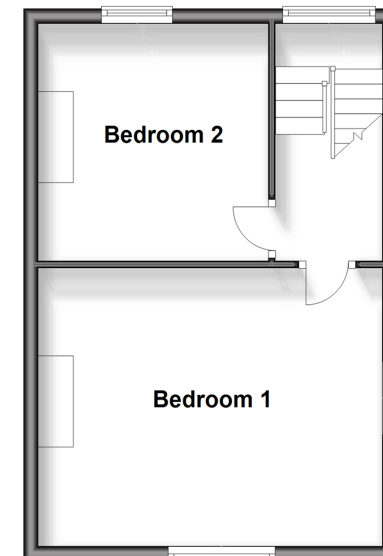
### First Floor

Approx. 47.2 sq. metres (507.9 sq. feet)



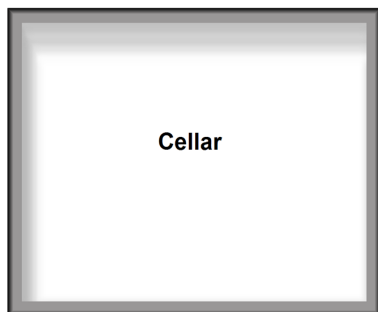
### Second Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



### Basement

Approx. 18.5 sq. metres (199.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 15'8 x 12'6 (4.78m x 3.81m)

Dining Area: 10'7 x 10'5 (3.23m x 3.18m)

Kitchen: 14'3 x 8'7 (4.35m x 2.62m)

### BASEMENT

Cellar : 15'5 x 12'2 (4.70m x 3.71m)

### FIRST FLOOR

Landing

Bedroom 3: 16'3 x 12'9 (4.96m x 3.89m)

Bedroom 4: 11'2 x 10'5 (3.41m x 3.18m)

Bathroom

Cloakroom

### SECOND FLOOR

Landing

Bedroom 1: 16'3 x 12'9 (4.96m x 3.89m)

Bedroom 2: 11'2 x 10'7 (3.41m x 3.23m)

### OUTSIDE

Garage

Rear Garden



## Main features

- Corner plot house with double aspect rooms letting in lots of light
- Sunny courtyard
- Garage, ideal for electric vehicle charging
- Cellar, ideal space for storage/cinema room
- Close to excellent schools and popular parks
- Short walk to Brighton train station

## Nearest Schools

Primary Schools: Downs Primary School 0.4 miles, Balfour Primary 1.2miles, Westdene Primary 2.0 miles  
Secondary Schools: Dorothy Stringer 1.2 miles, Varndean 1.2 miles, Patcham High School 1.9 miles

## Transport Information

Train Stations: London Road 0.2 miles, Brighton station 0.7 miles, Preston Park 1.6 miles

## Address

Clyde Road, Brighton, East Sussex, BN1

## Directions

For directions to this property please contact us.



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Call Fiveways Branch 01273 564444 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(57)	B(82)

30510431/20250307/AF/EM