



**38 CLYDE ROAD**  
**BRIGHTON, BN1 4NP**

**GUIDE PRICE £375,000+**  
**FREEHOLD**

**\*\*Sold by Auction\*\*** A freehold residential investment comprising 2 x 2 bedroom flats. The lower ground floor flat is being sold with vacant possession and with the benefit of a rear patio garden whilst the first and second floor maisonette is being sold subject to a protected tenancy paying £700pcm (£8,400pa). The property is situated close to the popular Preston Circus area of Brighton and London Road railway station. Buyers are advised to review the legal pack prior to bidding.

**Nicholas  
James**

SALES LETTINGS AUCTIONS









# 38 Clyde Road, Brighton

Approximate Gross Internal Area = 179.7 sq m / 1934 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1053239)



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

# Nicholas James

SALES LETTINGS AUCTIONS