



Cliveden Court, Cliveden Close, Brighton, BN1 6UD

welcome to

Cliveden Court, Cliveden Close, Brighton

Spacious two double bedroom apartment in sought-after Cliveden Court, just 0.3 miles from Preston Park Station. Featuring a bright lounge/dining room, separate kitchen, modern bathroom and excellent storage. Benefits include communal gardens and tennis courts. Ideal for commuters.



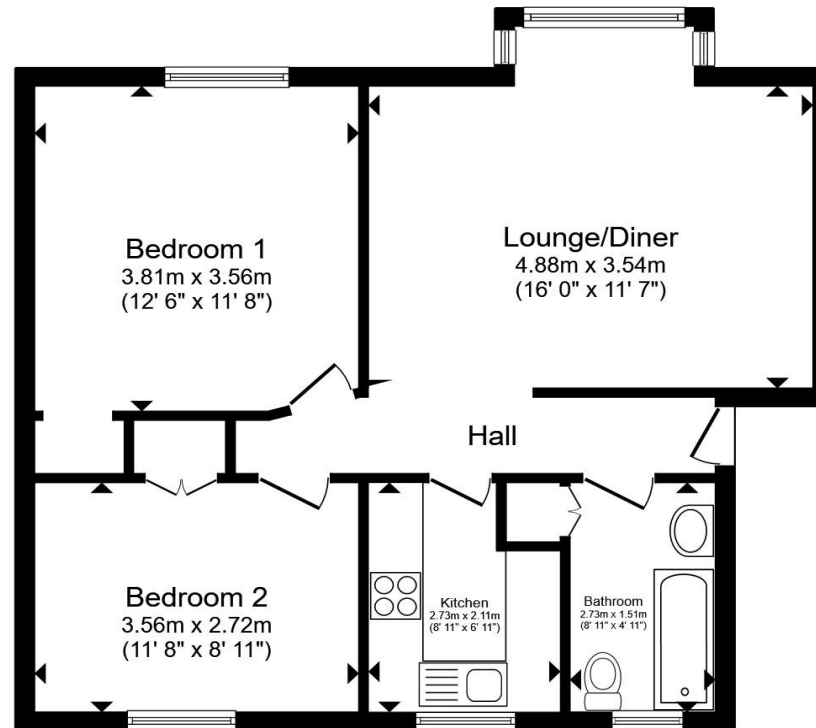
Set within the sought-after Cliveden Court, a well-maintained development surrounded by attractive landscaped gardens, this spacious two-bedroom apartment offers an excellent opportunity for first-time buyers, downsizers and commuters alike.

The accommodation comprises two generous double bedrooms, a well-proportioned lounge/dining room ideal for relaxing, a separate fitted kitchen, and a modern bathroom. Further benefits include excellent storage throughout, ensuring practical day-to-day living.

Residents enjoy access to beautifully maintained communal gardens and communal tennis courts, enhancing the appeal of this established development. Positioned just 0.3 miles from Preston Park Station, the property is perfectly placed for those requiring convenient links into London and beyond.

The location is particularly desirable, with Preston Park's expansive 67 acres just moments away, offering an array of recreational facilities including tennis courts, bowling greens, cricket pitches, football fields, basketball courts and scenic pathways for walking, running and cycling. London Road's popular cafes, restaurants and shops are also within easy reach, while Brighton city centre, the seafront and Brighton Station are all easily accessible via excellent local transport links.

Offering comfortable accommodation, superb connectivity and an enviable lifestyle setting, this is a fantastic apartment in one of Brighton's most convenient and well-connected locations.



Total floor area 59.9 m² (645 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- TOP FLOOR FLAT
- 2 DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINING ROOM
- EXCELLENT STORAGE THROUGHOUT
- COMMUNAL GARDENS & TENNIS COURTS
- 0.3 MILES TO PRESTON PARK STATION
- EASY ACCESS TO A23/A27 ROAD NETWORK - GATWICK AIRPORT 25 MILES AWAY
- SOUGHT AFTER POSITION IN PRESTON PARK

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2137.92

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 100 years from 24 Jun 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PRP106722 - 0002

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