

# Spencer & Leigh



12 Cliveden Court, Cliveden Close, Brighton, BN1 6UB



## 12 Cliveden Court, Cliveden Close, Brighton, BN1 6UB

Offers Over £250,000 - Leasehold

- First floor purpose built apartment
- Two good size bedrooms
- South facing living room
- Extended lease upon completion of approx. 990 years
- Garage located in nearby block
- No ongoing chain
- Separate fitted kitchen
- Bathroom/WC
- Exclusive to Spencer & Leigh
- Viewing highly recommended

Situated in the desirable Cliveden Close, Brighton, this first-floor apartment presents a wonderful opportunity for those looking to create their ideal living space. While the property requires some modernisation, it offers a blank canvas for potential buyers to infuse their personal style and preferences.

Upon completion, a new lease of 990 years will be granted, providing peace of mind and long-term security. The apartment boasts the added benefit of a parking space and a garage, a rare find in such a sought-after location.

Situated in close proximity to Preston Park Station, residents will enjoy excellent transport links, making commuting and exploring the vibrant city of Brighton effortless. The area is known for its charming surroundings and community spirit, ensuring a pleasant living experience.

With no onward chain, this property is ready for a new owner to make it their own. Whether you are a first-time buyer or looking to invest, this apartment in Cliveden Close is a fantastic opportunity not to be missed. Embrace the potential and envision the possibilities that await in this lovely Brighton home.



Cliveden Court is set in a preferred position having all local amenities such as a Sainsbury's 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 the first floor  
Entrance Hallway  
Living Room  
15'10 x 11'4  
Kitchen  
8'10 x 6'9  
Bathroom  
Bedroom  
12'3 x 11'2  
Bedroom  
11'2 x 8'11  
OUTSIDE  
Communal Gardens  
Residents Parking  
Garage En Bloc- Number 8  
Property Information  
990 years remaining on lease  
Service Charge - £2,136.94 p/a  
Zero Ground Rent  
Council Tax Band B: £1,818.49 2024/2025  
Utilities: Mains Electric, Mains water and sewerage  
Parking: Garage and residents E-permit parking  
Broadband: Standard 19 Mbps, Superfast 175 Mbps, Ultrafast 1000 Mbps (OFCOM checker)  
Mobile: Good coverage (OFCOM checker)

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.

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Council:- BHCC  
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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 

Spencer  
& Leigh

## Cliveden Court



Approximate Floor Area  
623.12 sq ft  
(57.89 sq m)

Approximate Gross Internal Area = 57.89 sq m / 623.12 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.