

**Spencer  
& Leigh**



**59 Cliveden Court, Brighton, BN1 6UD**

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Brighton, BN1 6UD

Guide Price £290,000 - £300,000 Leasehold

- Superb ground floor flat
- Two double bedrooms with storage
- Good size lounge
- Modern fitted kitchen & bathroom
- No onward chain
- Residents parking
- Close to Preston Park Station
- Easy access to local road networks
- Popular purpose built block
- Internal inspection highly recommended

GUIDE PRICE £290,000 - £300,000

This well-presented flat is located on the ground floor of a well-maintained, purpose-built block. The property features an extended lease and reasonable outgoings. It includes two double bedrooms with fitted cupboards, a spacious lounge, a modern kitchen, and a fitted bathroom equipped with an over-bath shower. The flat is decorated in a contemporary style and is being offered for sale with no onward chain. Additional benefits include communal parking and attractive grounds. It is conveniently situated close to Preston Park mainline station and has easy access to the A23/A27 motorway links. Viewing is highly recommended.



Cliveden Court is set in a preferred position having all local amenities such as a Sainsburys 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 all floors

Entrance

Entrance Hallway

Living Room

16'0 x 9'11

Kitchen

9'0 x 7'0

Bedroom

11'2 x 10'9

Bedroom

11'2 x 9'0

Bathroom

9'0 x 4'11

OUTSIDE

Communal Parking

Communal Gardens

Property Information

167 years remaining on the lease

Service Charge - £2,136.94 p/a

Ground Rent - Zero

Council Tax Band B: £1,910.06 2025/2026

Utilities: Mains Electric. Mains water and sewerage

Parking: Residents Parking

Broadband: Standard 19 Mbps, Superfast 234 Mbps & Ultrafast 1000

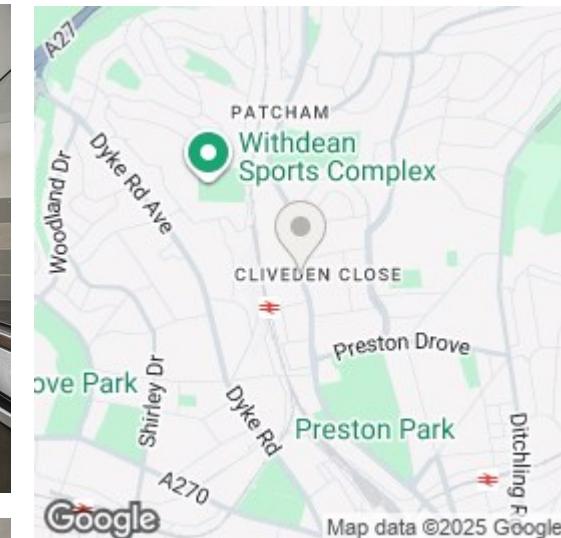
Mbps available (Ofcom checker)

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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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



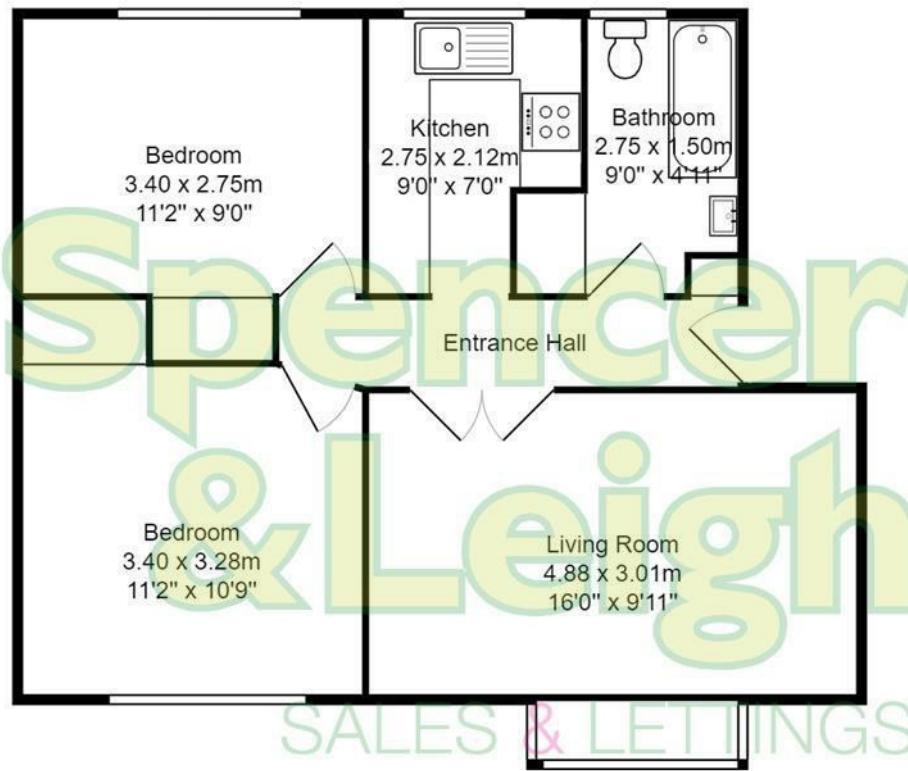
Council:- BHCC

Council Tax Band:- B

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**Total Area: 53.3 m<sup>2</sup> ... 574 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.