

Spencer
& Leigh



88 Cliveden Court, Cliveden Close, Brighton, BN1 6UE

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Price £299,950 - Leasehold

- Newly refurbished apartment
- Positioned on the ground floor
- Two double bedrooms both with fitted wardrobes
- Newly fitted kitchen with high gloss units
- Modern fitted bathroom suite
- Extended lease
- Easy access to Preston Park Station
- Garage En Bloc
- No onward chain
- Internal inspection essential

Cliveden Court is a well maintained purpose built development within easy walking distance of Preston Park mainline station and popular local schools. This particular apartment is located on the ground floor and benefits from an extended lease and two double bedrooms with built in wardrobes. Having been refurbished throughout to include fresh white walls with contrasting grey carpets, a newly fitted kitchen with high gloss units and a modern fitted white bathroom suite with shower over the bath. Conveniently this particular apartment benefits from no onward chain and a garage en bloc. Internal inspection is highly recommended to appreciate this lovely home.

Council Tax Band B: £1,647.58 2022/2023
127 years remaining on lease
Service Charge - Approx £1,500 p/a
Zero Ground Rent



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
 14'1 x 11'7
 Kitchen
 8'11 x 8'10
 Bedroom
 12'4 x 11'1
 Bedroom
 11'1 x 8'11
 Bathroom
 8'11 x 5'0
 OUTSIDE
 Garage
 Communal Gardens
 Communal Parking

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.

t: 01273 565566

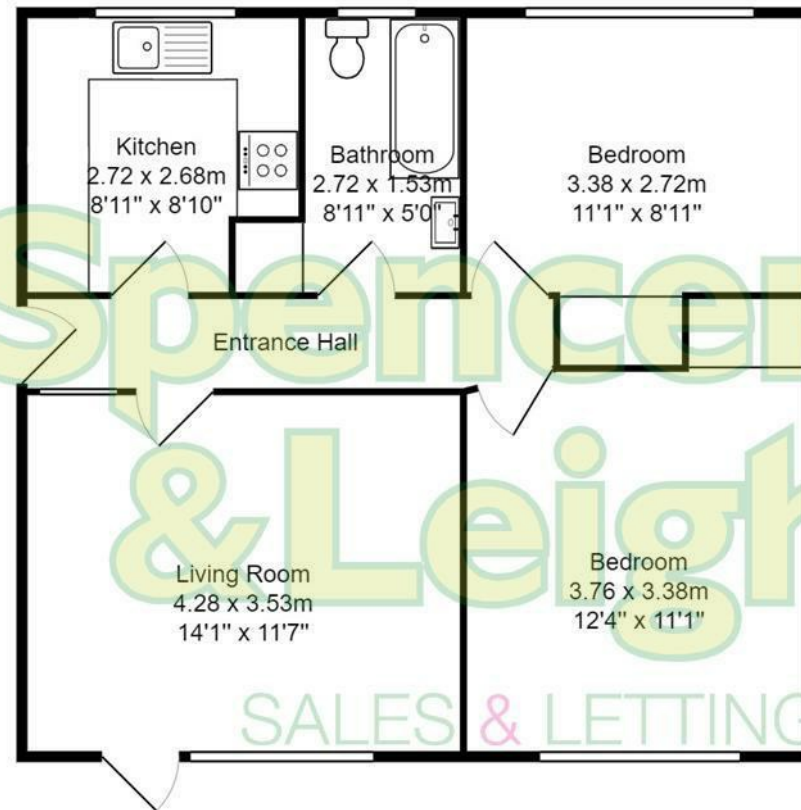
w: www.spencerandleigh.co.uk



Council:- BHCC
 Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	75
(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: 56.2 m² ... 605 ft²

All measurements are approximate and for display purposes only.