

Spencer
& Leigh



79, Cliveden Court, Cliveden Close, Preston Park, Brighton BN1 6UE

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Preston Park, Brighton BN1 6UE

Price £259,950 - Leasehold

- Ground floor purpose built apartment
- Two spacious double bedrooms
- South facing living room
- Patio door from lounge to communal gardens
- Fitted wardrobes to both bedrooms
- Residents communal parking
- Communal gardens & tennis courts
- Ideal first buy or rental investment
- New 99 year lease term
- No chain

This fantastic two bedroom apartment not only has a prime ground floor position, but also direct access to the lawned communal garden with its southerly aspect. Offered for sale with no on going chain, plus the apartment benefits from a new 99 year lease term. Internally, there is a spacious lounge able to accommodate a dining table, a modern fitted kitchen and bathroom suite. Electric heating and double glazed windows make for a cosy living environment. Cliveden Court itself is a well maintained development which benefits from communal off road parking and is within close proximity to a mainline railway station. Spencer & Leigh are sole agents and recommend internal viewing.



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.



Entrance Hallway

Lounge
14'4 x 11'5

Kitchen
9'1 x 9'0

Bathroom

Bedroom
11'2 x 8'11

Bedroom
12'6 x 11'2

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.

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w: www.spencerandleigh.co.uk



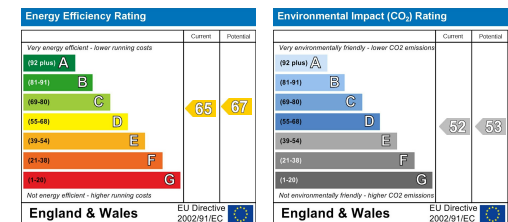
Starting out at Spencer & Leigh
108 Old London Road, Patcham

Turn left onto the A23

At roundabout take the 2nd exit onto
the A23 (signposted Town centre)

Turn left onto Cliveden Court

Finish on Cliveden Court



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Approximate Floor Area
627.53 sq ft
(58.30 sq m)



Approximate Gross Internal Area = 58.30 sq m / 627.53 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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