



Cliveden Close | Brighton | BN1 6UB

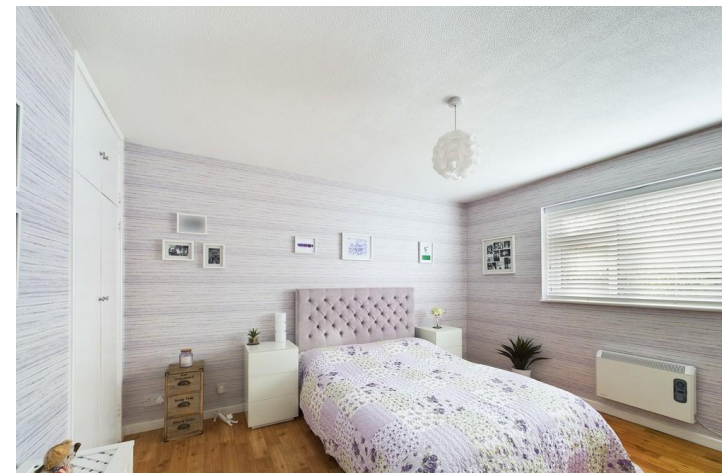
**£280,000**

**JS**  
living property  
jacobs | steel





Perfect for first time buyers and commuters! A two bedroom flat, within a purpose built block located within walking distance of Preston Park Station.



## Key features:

- Two Double Bedrooms
- Long Lease
- Separate Kitchen
- Residents Parking
- Communal Gardens
- Walking Distance To Preston Park And The Station
- Close Proximity To Local Shops

 2 Bedrooms

 1 Bathroom

 1 Living Room

### INTERNAL

Access via the communal entrance takes you up a short set of steps onto this first floor flat. The property enters through a hallway into a large and bright lounge / diner, with double glazed window facing west.

The property benefits from two, very good-sized double bedrooms, one with south aspect double glazed window, the second with west aspect and double glazing. Both bedrooms boast built in storage.

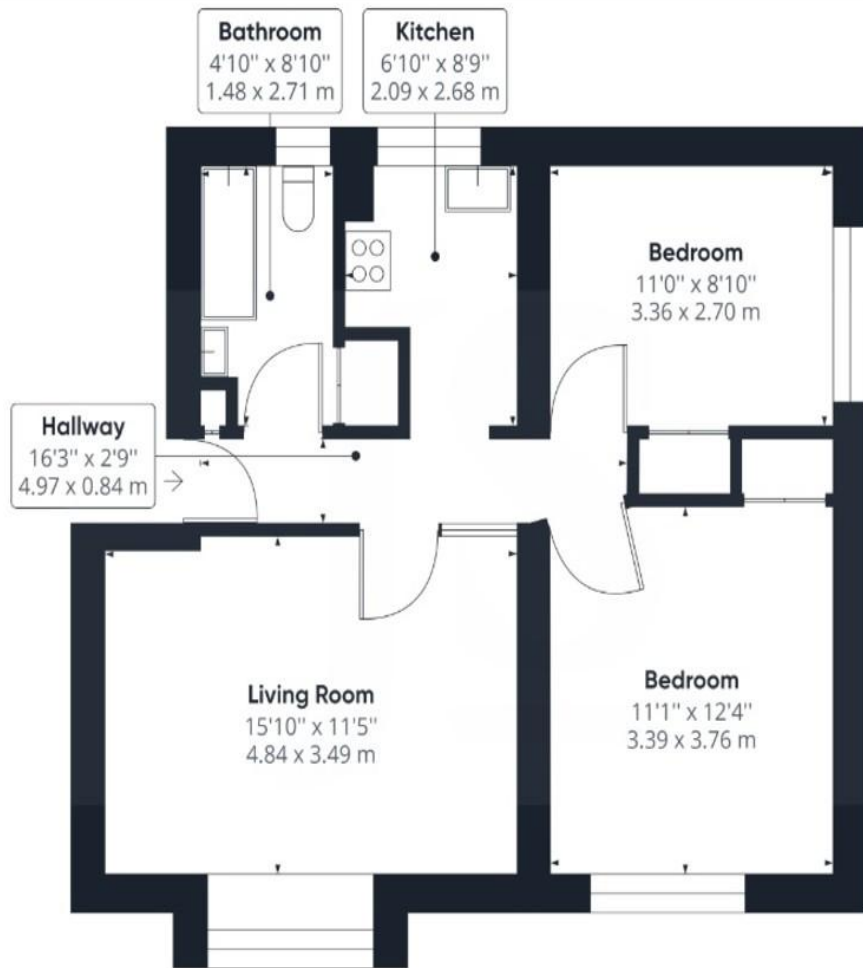
The kitchen runs opposite the lounge with great light and a modern finish, with space for utility machines. The modern bathroom is of a good size, with tiled flooring, tiled bath, wash basin and W/C. The entire property has good quality laminate flooring running through its entirety.

### LOCATION

Positioned within a sought after area of Brighton with excellent transport links including multiple bus routes to the city centre and direct trains to Gatwick Airport and central London from Preston Park station. For those needing to travel by road, this location is just a short distance from the A23 and A27 making access in and out of the city easy.

Residents also have access to the well-maintained communal gardens and on-site parking.

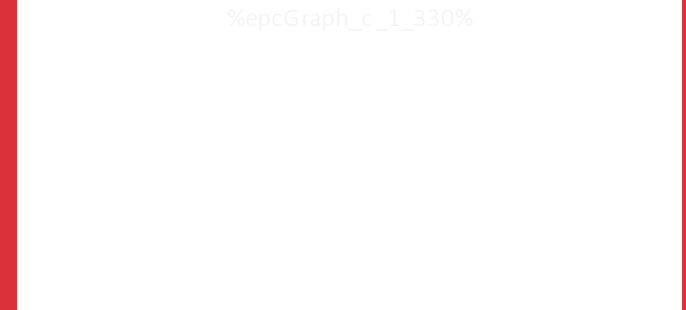




(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, net to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Tenure: Leasehold

Council Tax: Band B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.