



95 CLIVEDEN COURT CLIVEDEN CLOSE BRIGHTON, BN1 6UE

LEASEHOLD

Situated in a popular Preston Park development, this well-presented two-bedroom top floor apartment offers bright accommodation, leafy outlooks, a private garage, resident parking, and access to a communal tennis court.

The apartment features a spacious living/dining room, separate modern kitchen with integrated appliances, two double bedrooms, and a contemporary bathroom. The layout is well arranged throughout, with plenty of natural light and useful storage.

The development is set within attractive communal grounds and is ideally located for easy access to Preston Park Station, the A23/A27, and central Brighton, making it an excellent option for commuters and those looking to enjoy the surrounding green spaces and local amenities.

**Nicholas
James**

SALES LETTINGS AUCTIONS





NJ

Cliveden Close

Approximate Gross Internal Area = 59.6 sq m / 641 sq ft
 Garage = 11.9 sq m / 128 sq ft
 Total = 71.5 sq m / 769 sq ft

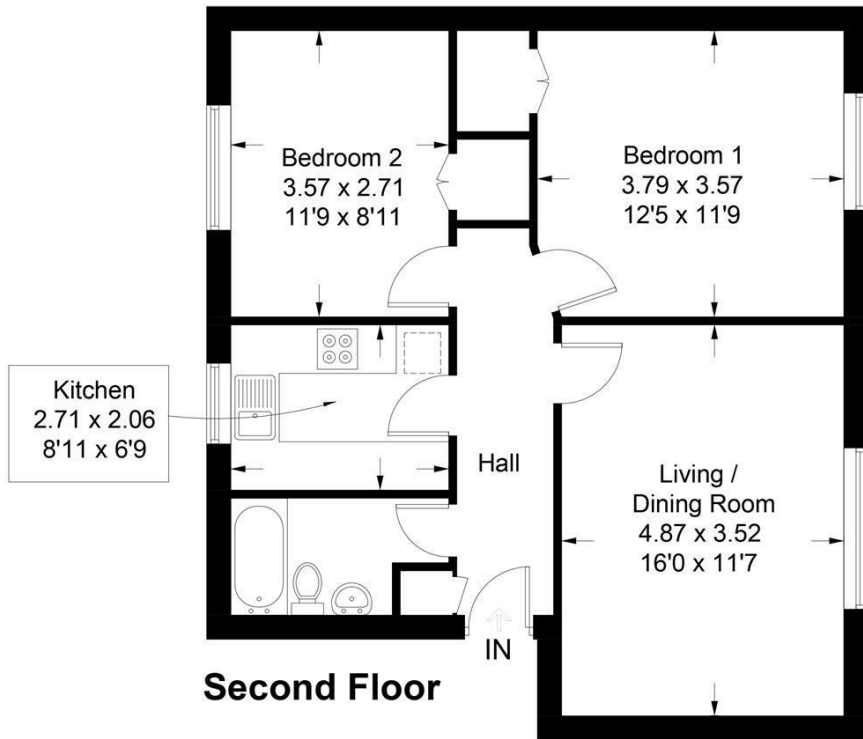
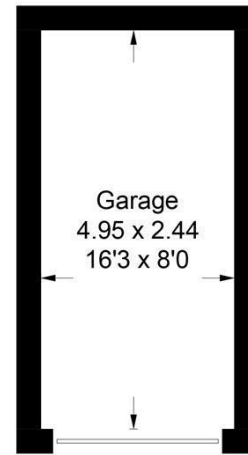
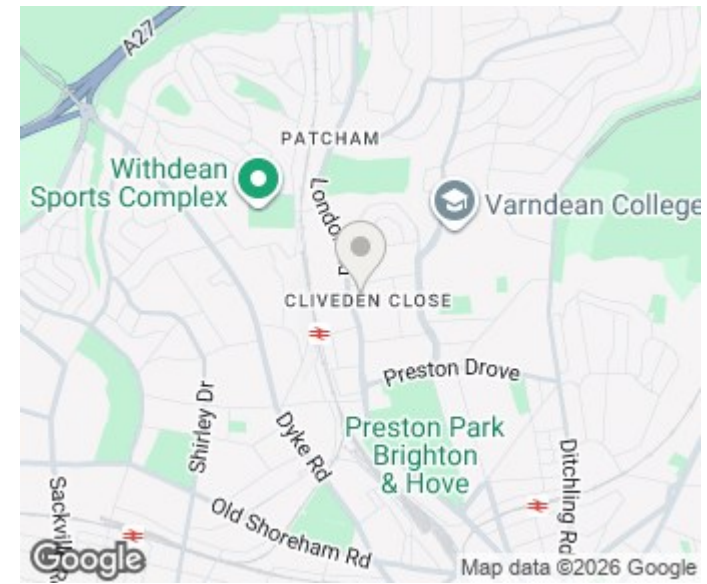


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298628)



(Not Shown In Actual Location / Orientation)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 75 |
| (55-68) D | | | |
| (39-54) E | | 51 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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