



PCM  
£1,550 PCM

## Cliveden Close, Brighton

- Two-bedroom ground floor flat
- Great location close to Preston Park and local shops
- Easy access to transport – Preston Park Station nearby
- Ideal for professionals or a small family
- EPC energy rating D (57)

Robert Luff & Co are delighted to present this beautifully presented two-bedroom ground floor flat in a sought-after location close to Preston Park and local shops. Bright and well-proportioned, the property offers, comfortable living.

Situated in BN1 6UB, the flat is within easy reach of Preston Park Station, local amenities, and open green spaces, making it ideal for professionals or a small family.

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Luff & Co**  
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## Accommodation

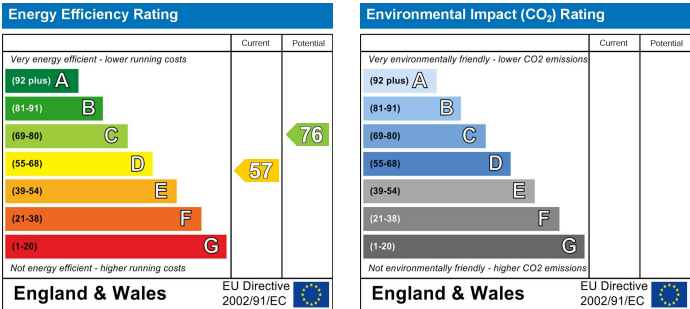


Floor Plan

Approx. 57.4 sq. metres (617.6 sq. feet)



Total area: approx. 57.4 sq. metres (617.6 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.