



95 Cliveden Court Cliveden Close

Brighton, BN1 6UE  
Asking price £325,000

Set within a well maintained residential development in a highly regarded Preston Park location, this bright and well proportioned two bedroom apartment enjoys attractive green outlooks, a private garage, resident and guest parking, and access to a communal tennis court.

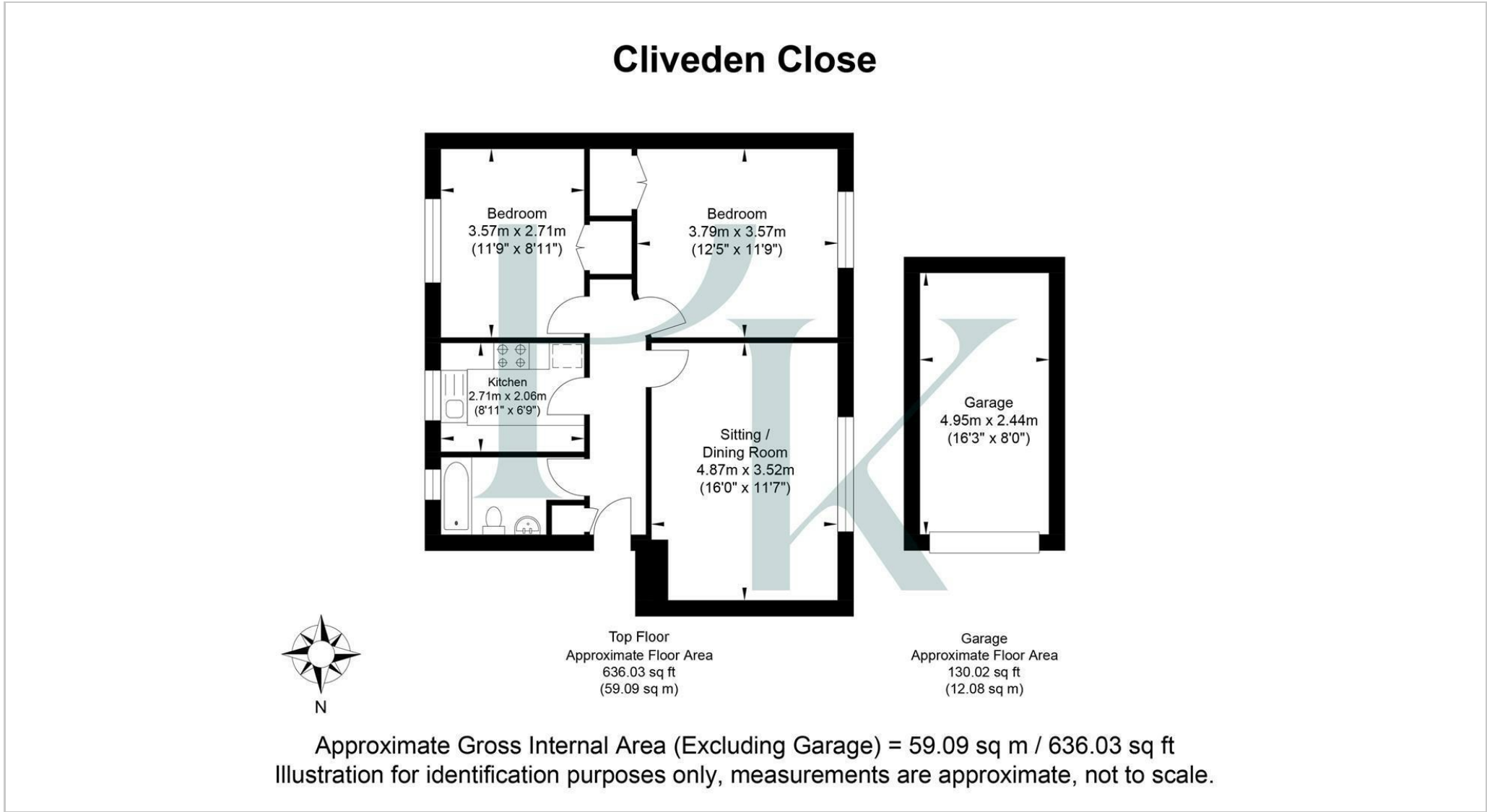
Positioned on the top floor, the apartment offers a practical and well balanced layout extending to approximately 59 sq m of internal accommodation. A central hallway provides access to all rooms, creating a clear sense of separation between living and sleeping space.

The sitting and dining room is a generous, light filled space with ample room for both seating and a dining table, making it ideal for everyday living as well as entertaining. Large windows overlook the surrounding greenery, adding to the calm and open feel of the room.

The separate kitchen is well fitted with modern units, wooden worktops and integrated appliances, with a window providing natural light and ventilation. Both bedrooms are comfortable doubles, each enjoying pleasant outlooks and flexibility for use as guest accommodation or a home office if required. The bathroom is finished in a clean, contemporary style with a white suite, shower over bath and heated towel rail.

Externally, the development benefits from well kept communal grounds, a residents tennis court, and a private garage located in a nearby block. There is also ample resident and guest parking available within the development.

Cliveden Close is ideally positioned for easy access to Preston Park, Preston Park Station, and the A23 and A27, making it particularly convenient for commuters. Local shops, cafes and amenities are close at hand, with central Brighton also easily accessible.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Pearson  
Keehan