

## 3 Bed Maisonette In Clyde Rd , Brighton, BN1 4NN

£400,000





## SHORT DESCRIPTION

Property Ref: 17208 A spacious three-bedroom maisonette extending to approximately 106 m<sup>2</sup> (1,141 sq ft), ideally situated in the sought-after Preston Circus area of Brighton. Offered with the benefit of a share of the freehold and a long (980 year) individual lease and chain free. Arranged over three floors, the property offers an excellent house-like layout with generously sized rooms throughout. The first floor comprises a large living room, separate kitchen, bathroom with WC and an additional separate WC, while the three bedrooms are arranged over the upper two floors, providing a clear separation between living and sleeping areas. The property is available with much of its existing furniture and furnishings included, if desired, including beds, sofa, tables and other household items, offering a convenient move-in-ready option. Alternatively, the seller is happy to arrange for any unwanted items to be removed upon completion, ensuring the property is presented exactly as the buyer prefers. Conveniently located within walking distance of Preston Park, Brighton station, the city centre, local shops, cafés and other amenities and only 5 minutes walk from London Rd station. Property Type: Maisonette Full selling price: £400000.00 Pricing Options: No status Tenure: Share of Freehold Council tax band: C EPC rating:C Measurement:1141 sq.ft. Parking: Permit, Residents, On street Heating Type: Central, Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied... -----

3

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

# Clyde Road, Brighton



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

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