

Flat 3, 22 Clyde Road Brighton BN1 4NP

Asking Price Of £210,000

- DESIRABLE LOCATION
- DOUBLE BEDROOM
- MODERN KITCHEN
- SHOWER ROOM

- LIVING ROOM
- SHARE OF FREEHOLD
- NO ONWARD CHAIN
- PRESENTED IN GOOD ORDER

Whitlock and Heaps are pleased to bring to market this top floor one bedroom apartment being neutrally decorated throughout with a delightful open plan kitchen and living room. Situated in this most desirable location within easy reach of the City Centre. Preston Park and mainline station are within easy reach and an array of independent cafes, shops and restaurants. Being sold with a share in the freehold and no onward chain.

STAIRS TO FIRST FLOOR

LANDING Fitted cupboard housing hot water cylinder, heater.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, ceramic four ring hob with concealed extractor over, electric oven, fridge, washing machine, tiled splashback, sash window.

LIVING ROOM Sash window, heater, opening to kitchen.

BEDROOM Fitted double wardrobe, UPVC double glazed window, heater.

SHOWER ROOM Comprising walk in shower with tiled surround, pedestal wash hand basin, low level w.c, part tiled walls, tiled floor.

OUTGOINGS

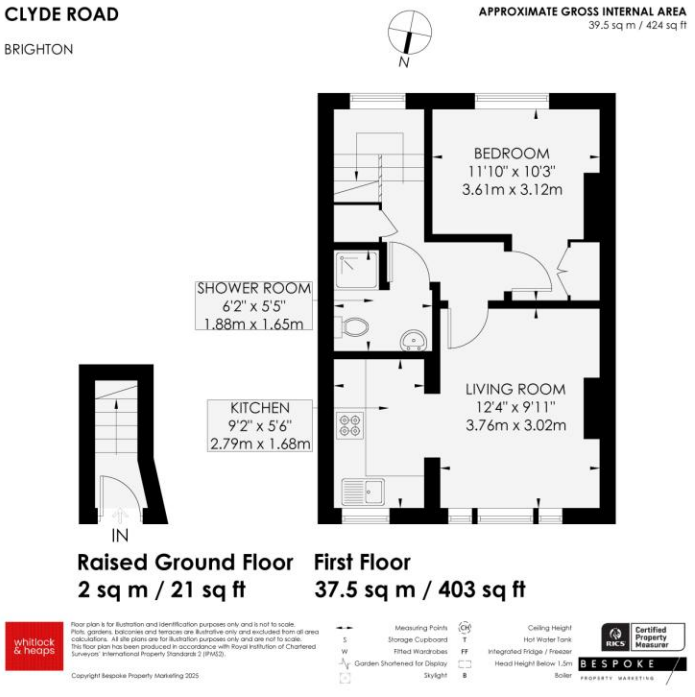
SHARE OF FREEHOLD

Lease 109 years remaining

Maintenance £421 per half year.

Council Tax Band A (taken www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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