

2 Varndean Cottages, Brighton, BN1 6PW

Spencer
& Leigh



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Price £399,950 - Freehold

- Flint faced terrace cottage
- Three first floor Bedrooms
- Spacious living room
- Extended conservatory to the rear
- Modern high gloss fitted kitchen
- White modern shower room/WC
- Good size front and rear gardens
- Set back from the road
- No ongoing chain
- Viewing highly recommended

Offered for sale with no ongoing chain is this attractive flint faced cottage surrounded by school playing fields. Stringer Way is a non through road that runs between Dorothy Stringer High School, Varndean Sixth Form, Varndean High School & Balfour Infant School. The location has a lovely semi rural feel about it due to the open green spaces which surround it. The property is set back from the road and features UPVC double glazing and modern electric heating. There are good size front and rear gardens with the property having been extended to the rear with a spacious conservatory which is accessed from the main living room. The kitchen is equipped with modern high gloss fitted units and built in cooking appliances. The first floor features three bedrooms and a modern shower room/WC. Please note that second bedroom can only be accessed from the main bedroom. Viewing is highly recommended to fully appreciate this fantastic cottage which is located in a highly sought after location. Exclusive to Spencer & Leigh.



A favoured location within walking distance of Preston Park and its mainline railway station. Boutique shops and friendly pubs are within easy reach at nearby Fiveways. A regular bus service and cycle lane provides access to the seafront and city centre.



Entrance
 Entrance Hallway
 Reception Room
 13'6 x 10'8
 Conservatory
 12'2 x 10'7
 Kitchen
 11'2 x 7'10
 Stairs rising to First Floor

Bedroom
 13'6 x 10'6
 Bedroom
 9'8 x 8'
 Bedroom
 8'1 x 6'2

Family Shower Room/WC

OUTSIDE

Rear Garden

Property Information

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Electric - Mains water and sewerage

Parking: Restricted on street parking - Parking Zone F

Broadband: Standard 17Mbps, Superfast 70 Mbps, Ultrafast

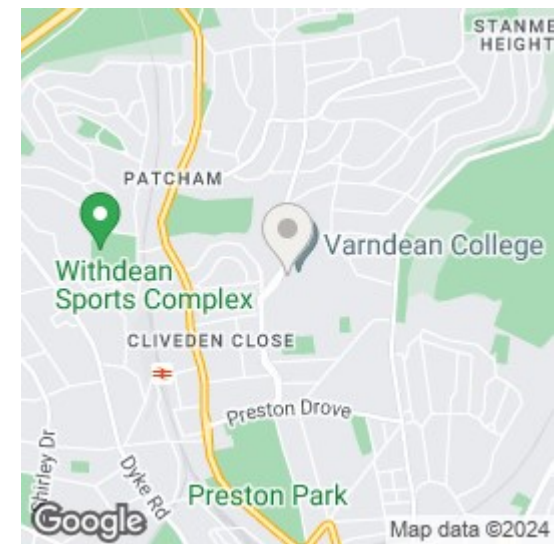
1000Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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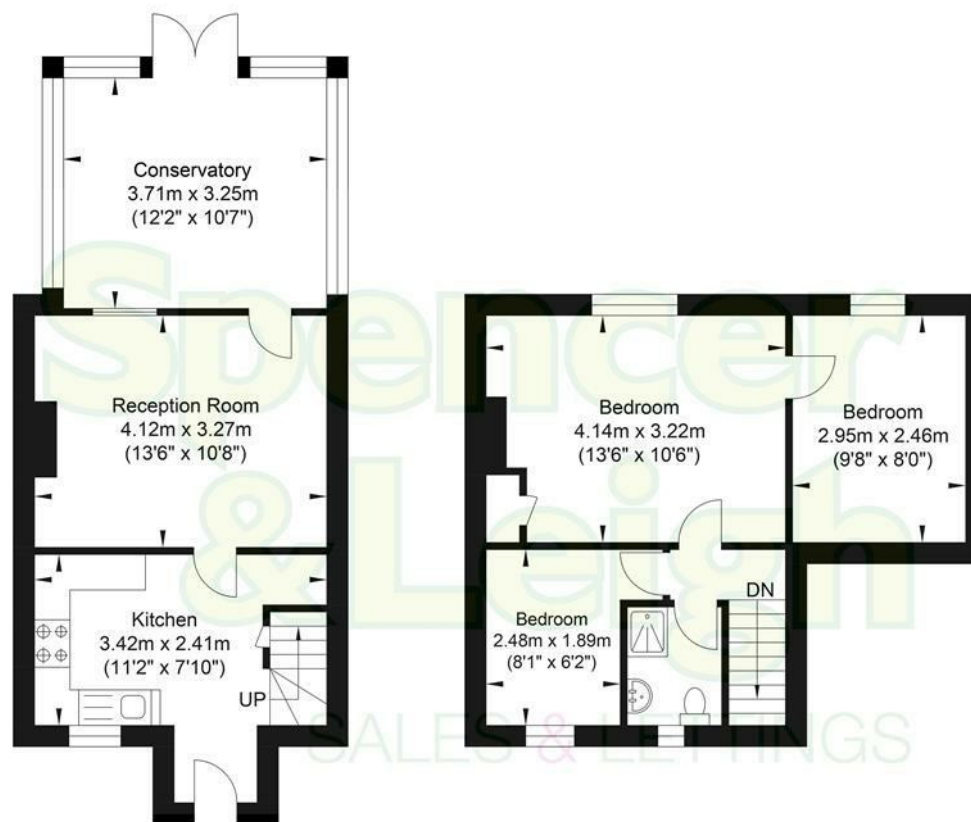
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Vardean Cottages



Ground Floor
Approximate Floor Area
403.86 sq ft
(37.52 sq m)

First Floor
Approximate Floor Area
350.04 sq ft
(32.52 sq m)

Approximate Gross Internal Area = 70.04 sq m / 753.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.