



24 Monterey Court, Varndean Drive, Brighton, BN1 6TE

Spencer  
& Leigh



24 Monterey Court, Varndean Drive,  
Brighton, BN1 6TE

£1,695 Per Month -

- Two bedroom apartment
- En-suite facilities to both bedrooms
- Impressive 17' lounge with lovely views
- Private West facing balcony
- Modern fitted kitchen with integrated appliances
- Excellent internal condition
- Secure allocated car parking space
- Use of the on site swimming pool
- Available 21st October, unfurnished
- Highly sought after location

If living on a private manicured development with it's very own swimming pool sounds of interest, look no further as we have the apartment for you. This particular two bedroom apartment is located on the second floor of Monterey Court and has a good size private balcony with a Westerly aspect. The spacious accommodation has been redecorated to a neutral, contemporary theme with grey carpets. We like the impressive 17' lounge dining room which has a beautiful distant view and access to the balcony. The modern fitted kitchen has a number of integrated appliances. Unusually, both double bedrooms have en-suite facilities, one having a bathroom and the other a shower room. The icing on the cake is the useful utility room and additional storage space. The apartment features double glazed windows, a relatively new gas fired boiler and is available for possession on 21st October, on an unfurnished basis. A security door entry phone system and a passenger lift make for an easier life. An allocated parking space is located in the secure under ground car park. Preston Park mainline railway station and amenities at Preston Park itself are within walking distance. Viewing is highly recommended. No pets. COUNCIL TAX - BAND C



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 hall  
18'5 x 3'3

Living room  
17'11 x 11'1

Kitchen  
10'4 x 7'1

Bedroom one  
16'9 x 9'11

En-suite bedroom one

Bedroom two  
13'6 x 9'10

En-suite bedroom two

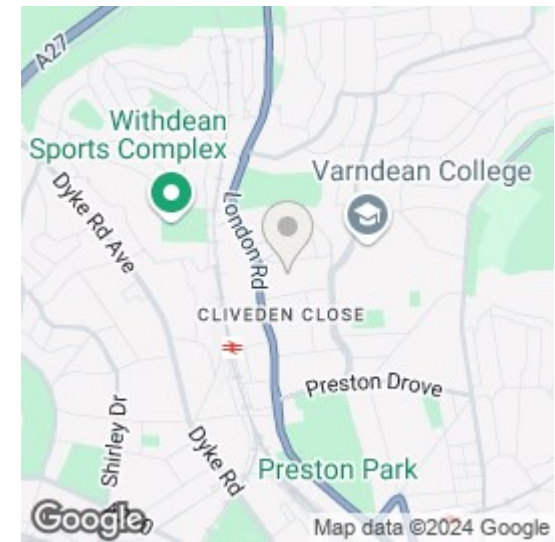
Utility room

Balcony

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.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)

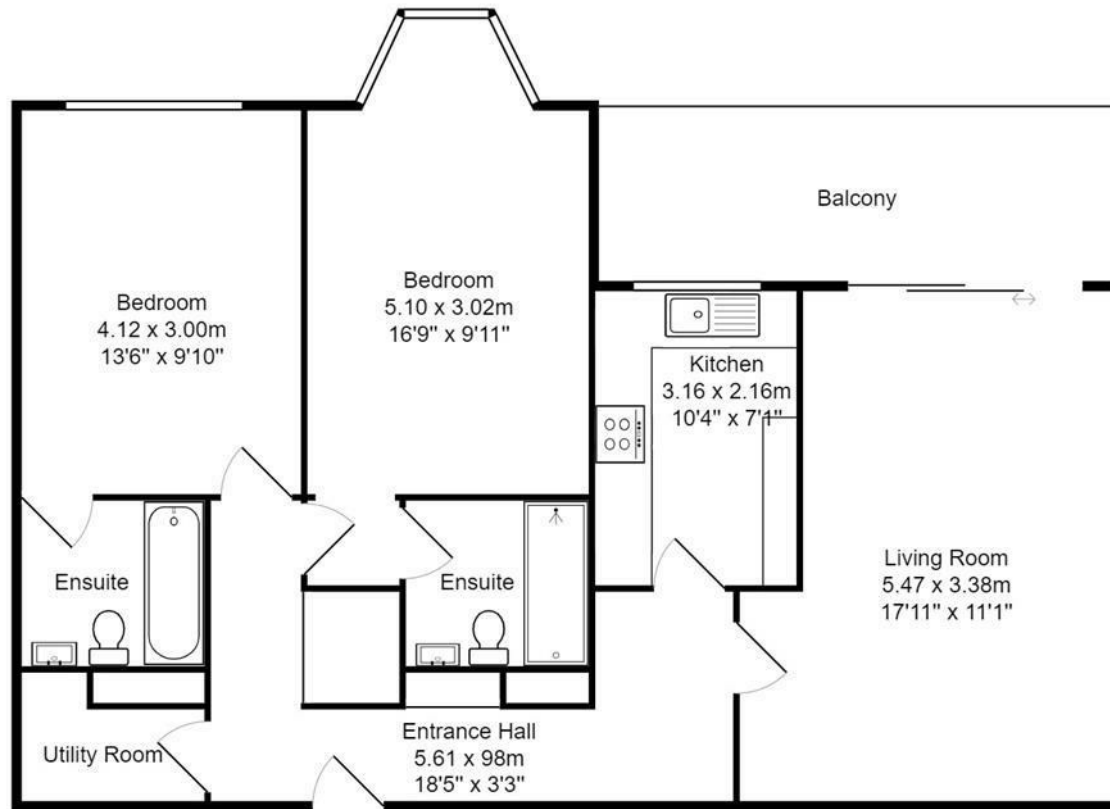


Council:- Brighton & Hove  
Council Tax Band:- C

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Total Area: 77.5 m<sup>2</sup> ... 834 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.