

Spencer
& Leigh



1 Varndean Drive, Brighton, BN1 6RS

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Price £975,000 - Leasehold - Share of Freehold

- Prominent Corner Plot
- Detached Four-Bedroom Family Home
- Prestigious Location
- Caretaker & Swimming Pool on Site
- Glorious Views, Westerly Facing Balcony
- Main Bedroom En-Suite
- Presented in Immaculate Condition
- Private Rear Walled Garden
- Twin Garage & Abundance of Additional Private Parking
- Exclusive to Spencer & Leigh

What could be seen as the gateway to the prestigious Varndean Park estate. This detached residence has pride of place on a raised corner, directly at the entrance. With a fabulous Westerly view over the Hills of Withdean and a beautiful Sun Terrace to observe them from, this property is one not to be missed.

On entering the accommodation is both open and welcoming due to the amount of light flooding in via the Full-Width sliding doors, additionally, the downstairs arrangement could be further amended to adapt the kitchen space should one need, making the property fully open-plan. Currently located towards the rear of the property the Kitchen has an array of counter space and units and a convenient breakfast bar for grabbing a morning coffee.

A huge selling point and one that's Favoured by families, is the property boasting Four Double Bedrooms, conveniently they are all located on the first floor. The main bedroom benefits from an en suite shower room whilst one at the rear is currently being utilised as a work-from-home space.

Outside the property has a glorious Sun Terrace with Far Reaching Views that catch all of the afternoon and late Evening Sun, steps then lead down to a Private Walled Garden & Arbor whilst at the front of the property there is a huge amount of Private Parking and Twin Garages with Electric Up & Over doors.

Varndean Park enjoys the benefits of a Heated Swimming Pool, a caretaker on site and a gardener who tends to the communal gardens of the Estate and the front lawned area of the property.

In our opinion properties in this location and condition are rarely available so early viewing is highly recommended!



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
Porch
Entrance Hallway
Living Room
21'10 x 21'4
Kitchen
10'11 x 10'1
Utility Room/WC
Stairs rising to First Floor
Bedroom
13'11 x 10'11
En-suite Shower Room/WC
Bedroom
13'11 x 9'11
Bedroom
12' x 9'11
Bedroom
10'11 x 6'11
Family Bathroom
OUTSIDE
Balcony
Rear Garden
Garage
18'7 x 9'11
Garage
18'7 x 8'1
Property Information
948 years remaining on the lease - SOF
Service Charge - £1,338.42
Zero Ground Rent
Council Tax Band G: £3,896.77 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Private Driveway and restricted on-street parking - Zone 10
Broadband: Standard 18 Mbps and Superfast 80 Mbps available (OFCOM checker)
Mobile: Fair/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.

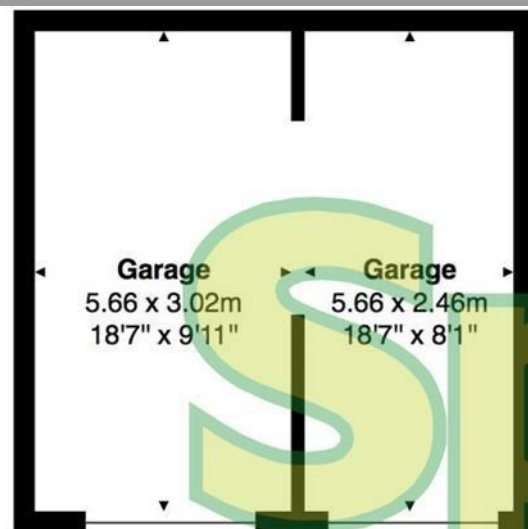
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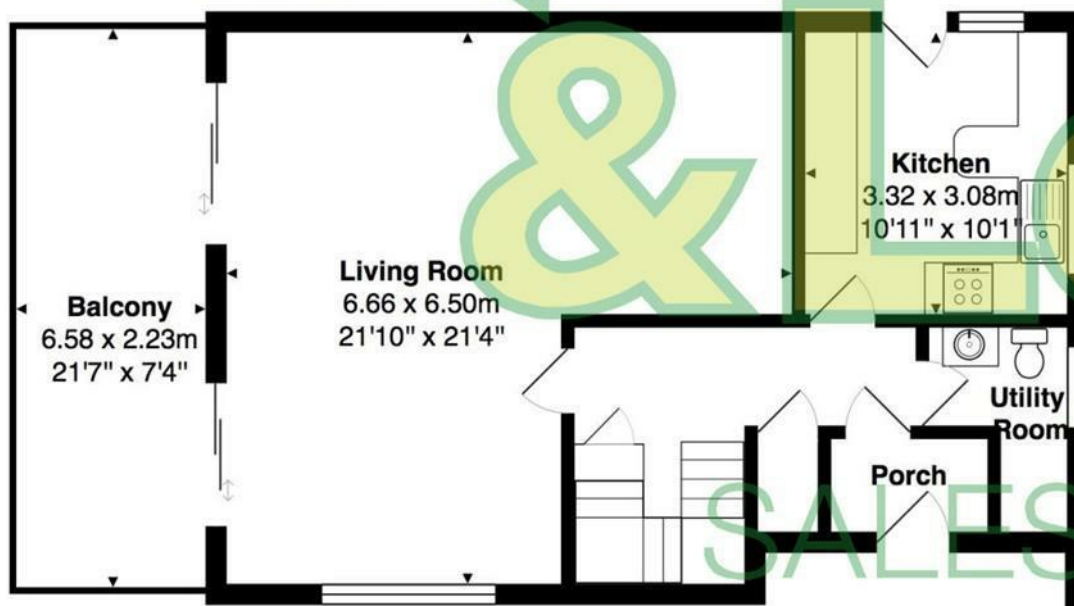
Council:- BHCC
Council Tax Band:- G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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Lower Ground Floor
Area: 31.9 m² ... 344 ft²



Ground Floor
Area: 62.0 m² ... 668 ft²



First Floor
Area: 66.1 m² ... 711 ft²

Total Area: 160.1 m² ... 1723 ft² (excluding balcony)