



Laine Close, Brighton



Guide Price
£325,000
 Share of Freehold

- TWO BEDROOM, TWO BATHROOM APARTMENT
- OFF STREET PARKING
- CLOSE PROXIMITY TO PRESTON PARK STATION
- SOUTH FACING BALCONY
- COMMUNAL GARDENS & COMMUNAL SWIMMING POOL
- SHARE OF FREEHOLD

GUIDE PRICE: £325,000 - £350,000

Robert Luff & Co are delighted to bring to market this spacious two bedroom, two bathroom apartment situated in the exclusive Varndean Park Estate. Wellingtonia Court is surrounded by communal gardens and has access the stunning communal swimming pool. The property is conveniently placed for Preston Park station with good transport links into the City Centre. There is also easy access to the A23/A27 with its links to the motorway network, Gatwick and London.

Accommodation offers; South facing lounge / diner, recently renovated separate kitchen, two double bedrooms, one ensuite and a shower room. Other benefits include; off street parking, share of freehold and a South facing balcony.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
 Luff & Co**
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Accommodation

Agents Notes

Tenure: Share Of Freeholder, Remainder of a 999 year lease

Service Charge: £3500 Per Annum

EPC Rating: D

Council Tax Band: C

28 Blatchington Road, Hove, East Sussex, BN3 3YN

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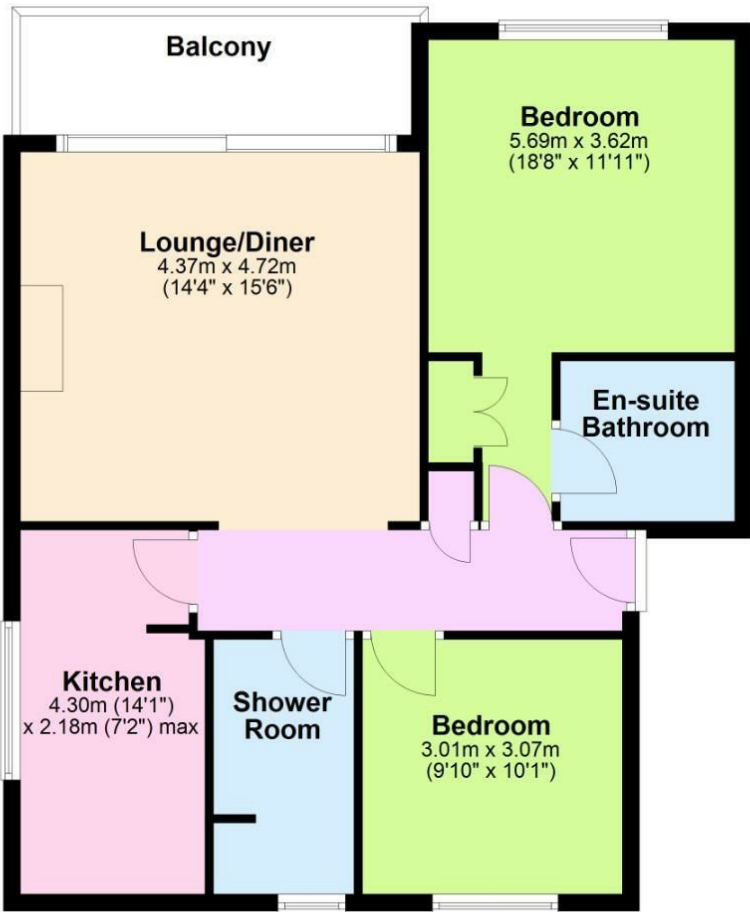


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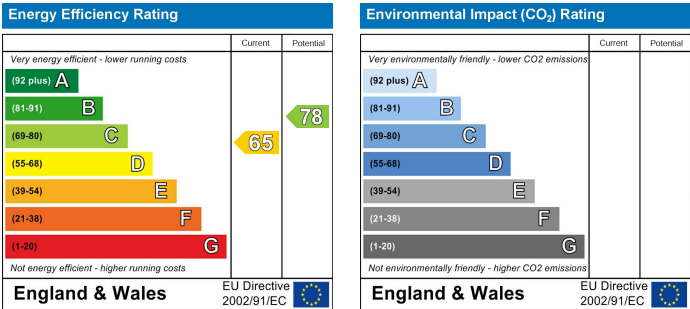


Floor Plan

Approx. 72.9 sq. metres (785.1 sq. feet)



Total area: approx. 72.9 sq. metres (785.1 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.