



8 Wellingtonia Court, Laine Close, Brighton, BN1 6TD

Guide Price £350,000 - £375,000 Greenways Property are pleased to offer this immaculate and recently refurbished property. This southerly aspect second floor apartment has the advantage of two double bedrooms, a bathroom and separate shower room. A double aspect living room with ample space for sofas and dining along with a south facing balcony. The kitchen is well equipped with integrated appliances and a separate utility area. In addition, there is allocated parking and a private communal swimming pool. Wellingtonia Court is located in the prestigious Varndean Park, a private development, renowned for its manicured grounds and being within close proximity to Preston Park Station. We highly recommend internal viewing.

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- ***Guide Price £350,000 - £375,000***
- Two bathrooms
- Second floor accommodation
- Prestigious purpose built block
- South facing balcony
- Allocated parking space
- Two double bedrooms
- Communal swimming pool
- Newly refurbished

Communal Entrance Hall

Security entry phone system. Passenger lift and stairs the second floor.

Entrance Hall

25'2 x 3'4 (7.67m x 1.02m)

Doors leading to all rooms, wall mounted heater, Ceiling down lighters and door entry phone. Utility cupboard with space and plumbing for washing machine and tumble-dryer. hot water tank and linen space.

Living/Dining Room

23' x 11'7 (7.01m x 3.53m)

A fabulous double aspect living/dining room enjoying a bright south facing aspect. Built in modern shelving unit with cupboards and book shelving/display shelving. Double glazed window to rear. Two wall heaters, coved ceiling and TV and telephone point. Double glazed sliding patio doors leading to the balcony.

South Facing Balcony

18'8 4'4 (5.69m 1.32m)

A good size balcony enjoying a bright south facing aspect overlooking the communal gardens and with space for table and chairs. Built in storage cupboard with shelving.

Kitchen

9'8 x 7 (2.95m x 2.13m)

Fitted with a range of modern white high gloss style units comprising one and a half bowl single drainer sink unit with mixer tap inset in working surfaces with cupboards below. Integrated fridge and freezer. Further range of work surfaces with additional cupboards, corner cupboard unit and drawer units. Fitted four ring

electric hob with electric oven below. Tiled splashbacks. Matching range of wall cupboards with under unit lighting and fitted extractor hood. Wood flooring. Double glazed window to front overlooking the balcony and enjoying a bright south facing aspect.

Bedroom One

12'5 x 11' (3.78m x 3.35m)

Double glazed window to rear. Range of built in floor to ceiling mirror fronted wardrobe cupboards providing hanging and storage space. Spot lighting. Wall mounted heater.

Bedroom Two

11' x 8'4 (3.35m x 2.54m)

Double glazed window to rear. Built in wardrobe cupboards with sliding mirrored doors providing hanging and storage space.

Bathroom

7'11 x 6'7 (2.41m x 2.01m)

Modern contemporary style bathroom with white suite comprising panelled bath with mixer taps and hand shower attachment, shower screen. Wall mounted wash hand basin with mono tap and with drawer unit below. Low level w.c. Chrome heated towel rail. Decorative tiled floor. Extractor fan. Spot lighting. Fitted mirror.

Shower Room/WC

6'9 x 4'5 (2.06m x 1.35m)

Contemporary style shower room with large double shower enclosure with glass sliding shower door and shower attachment. Wall mounted wash hand basin with mono tap with drawer units below. Low level w.c. Decorative tiled floor. Part tiled walls. Extractor fan. Recessed downlighters. Chrome heated towel rail.

Parking Space

Parking with allocated space. Additional on street parking.

Communal Areas and Swimming Pool

The Varndean Park Estate is surrounded by delightful communal gardens, an ornamental pond, seating area and even a gated, heated swimming pool. The outdoor swimming pool with heated showers and changing rooms can be used by the residents from spring to autumn. There are bicycle storage areas. The whole development is very well maintained and fitted with CCTV.

Other Information

Tenure - Leasehold

Lease - 949 years remaining

Service Charge - £659.98 Half Yearly

Reserve Fund - £756.23 Half Yearly

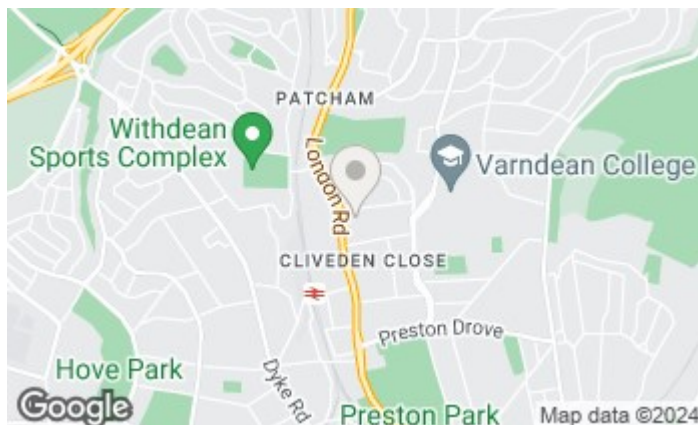
Estate Charge £548.78 Half Yearly

Estate reserve - £106.71 Half Yearly

(Total - £2,071.70 Half Yearly)

Ground Rent - Nil

Council Tax Band - C



Directions

Start: Preston Park Railway Station. Head east on Clermont Road towards Clermont Terrace after 100 metres turn left onto Preston Road/A23, Continue to follow A23 for 100 metres. Turn right onto Varndean Road follow this road for approximately 100 metres and turn left onto Varndean Drive (Private Road), continue for 50 metres then turn left follow the road for 50 metres and Wellingtonia Court is on your right. Wellingtonia Court, Laine Close, Brighton BN1 6TD.

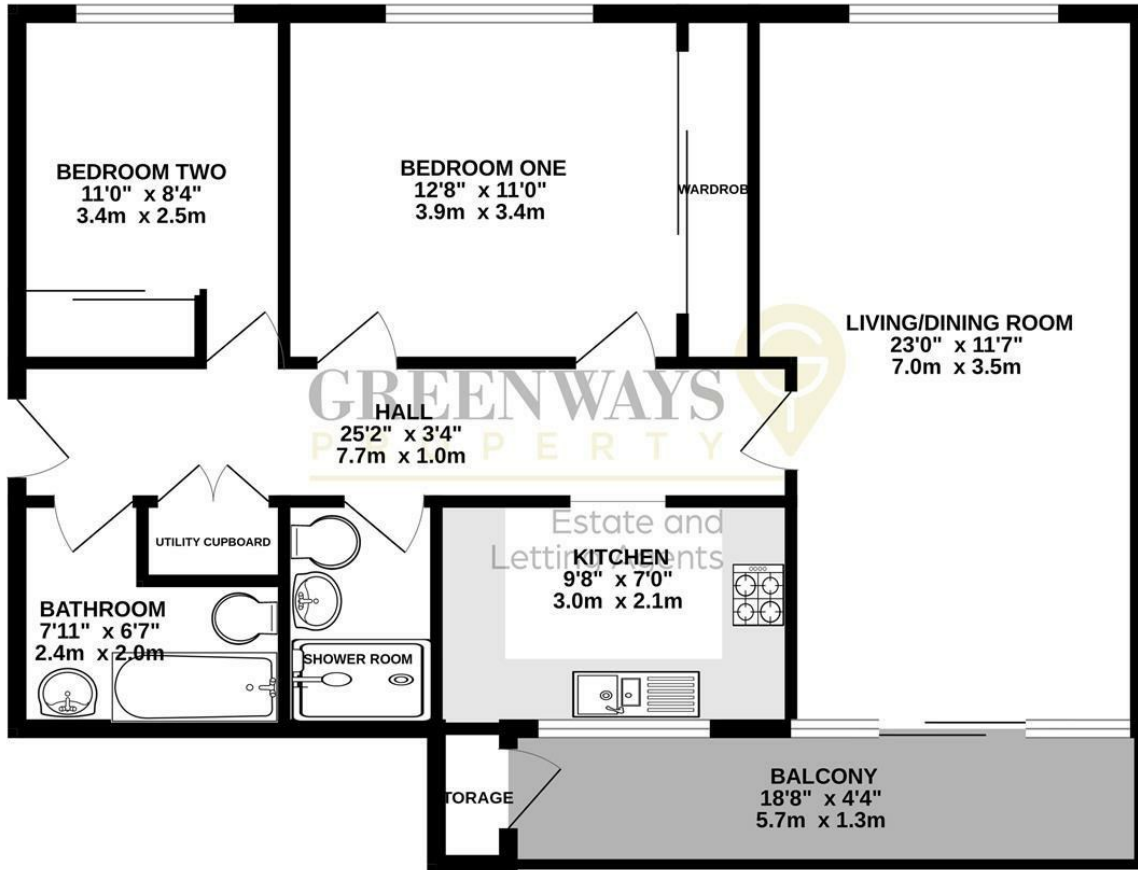
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SECOND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	