



**Grosvenor Court, Varndean Road, Brighton, BN1 6RR**

**welcome to**

**Grosvenor Court, Varndean Road, Brighton**

A well-presented & stylish 2 DOUBLE bedroom apartment situated on the second floor of this 'Art Deco' building with its own private SOUTH facing balcony. Ideally located close to local amenities, Preston Park station and easy access out of the city via A23/A27.



A well-presented and spacious apartment situated on the second floor of this popular block in Varndean Road. The accommodation comprises of a bright and airy dual aspect lounge/dining room, separate modern kitchen, two double bedrooms, stylish bathroom and separate WC and a SOUTH facing private balcony.

This well-maintained building offers additional bike storage to the communal areas along with private storage units in the basement.



Total floor area 69.1 m<sup>2</sup> (743 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Location

Grosvenor Court is a purpose built 'Art Deco' building, which is situated on the south side of this popular tree lined residential road near to Preston Park village. Presented in a modern style with double glazing, gas central heating and having the added benefit from a South facing private balcony. Outside there are well kept communal gardens and on-street parking.

Local shopping facilities are available close to hand along with Preston Park mainline station being within 0.3 miles walking distance which provides commuter services to Gatwick and London. The A23/A27 is easily accessible which offers road links out of Brighton to all surrounding areas as well as local bus services are close to hand providing easy access to Brighton city centre and the famous seafront, whilst schools and colleges catering for all ages are in the immediate vicinity.

The property is also a short walk away from Preston Park which offers an array of recreational facilities within its 67 acres including eight tennis courts, three bowling greens, a cycle velodrome, four football pitches, two basketball courts and plenty of pathways for running and jogging.

## Key Information

### Schools

**Primary:** St Bernadette's Catholic Primary School - 0.2 miles, Balfour Primary School - 0.6 miles, Stanford Infant School - 0.7 miles, Westdene Primary School - 0.9 miles, Patcham Infant School - 0.9 miles, Stanford Junior School - 0.9 miles, Hertford Infant School - 1.0 miles, Downs Junior School - 1.0 miles, Patcham Junior School - 1.1 miles, Downs Infant School - 1.1 miles, Hertford Junior School - 1.2 miles.

**Secondary:** Dorothy Stringer School - 0.4 miles, Varndean College - 0.6 miles, Downs View Link College - 0.6 miles, Varndean School - 0.7 miles, Cardinal Newman Catholic School - 0.9 miles, Patcham High School - 1.0 miles, BHASVIC College - 1.5 miles.

### Train Stations

Preston Park Station - 0.3 miles  
London Road Station - 1.1 miles  
Brighton Mainline Station - 1.8 miles

### Amenities

Sainsbury's (Preston Road) - 0.6 miles  
Patcham Village - 0.7 miles  
Fiveways Shopping Parade - 1.1 miles  
Preston Circus/London Road Shopping - 1.5 miles  
Seven Dials Shopping Parade - 1.6 miles  
Sainsbury's Local (Carden Avenue) - 1.6 miles  
Sainsbury's (New England Street) - 2.0 miles  
Pavilion Retail Park (Lewes Road) - 2.2 miles  
Sainsbury's Superstore (Lewes Road) - 2.2 miles  
M&S Simply Food Hall (Carden Avenue) - 2.2 miles  
Asda Superstore - 2.4 miles  
Brighton City Centre - 3.0 miles

### Main Roads

A23/A27 Road Network - Within a 10 minutes' drive away.

welcome to

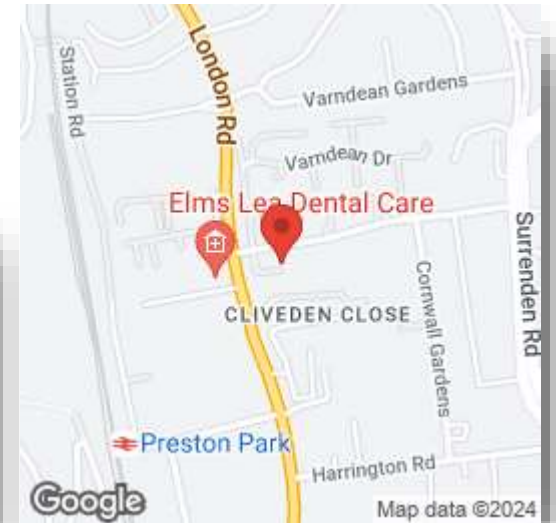
## Grosvenor Court, Varndean Road, Brighton

- TWO DOUBLE BEDROOMS
- SOUTH FACING PRIVATE BALCONY
- SECOND FLOOR APARTMENT
- SPACIOUS LOUNGE/DINING ROOM
- MODERN FITTED KITCHEN
- STYLISH BATHROOM & SEPARATE WC
- 0.3 MILES FROM PRESTON PARK STATION
- COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £310,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PRP106227](https://fox-and-sons.co.uk/Property/PRP106227)



Property Ref:  
PRP106227 - 0002

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