



Wellingtonia Court, Laine Close, Brighton, BN1 6TD

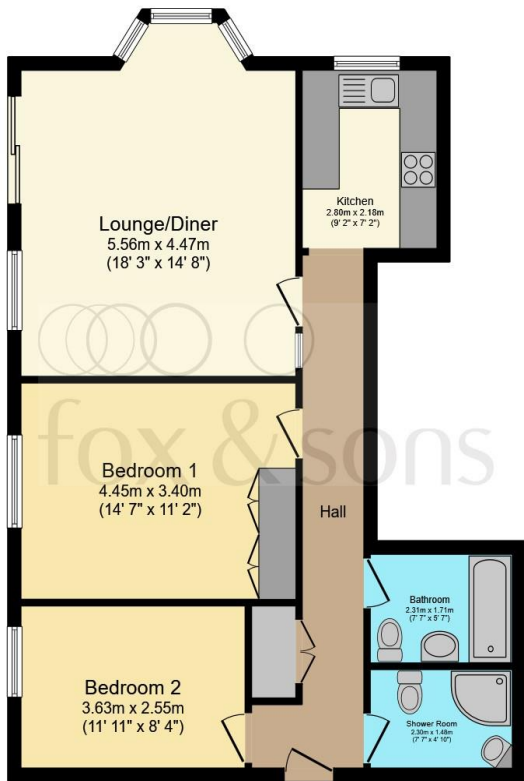
welcome to

Wellingtonia Court, Laine Close, Brighton

This wonderful chain free property is perfect for those looking for a new home which exudes tranquillity at the same time as being modern and fit for all your needs. The two bedrooms, two bathrooms & large living space gives you plenty of space along with the generous private balcony.



This immaculate and recently refurbished ground floor apartment has the advantage of two double bedrooms, a bathroom and separate shower room. A double aspect living room with ample space for furniture and dining along with a private outside terrace area. The kitchen has been modernised and is ready to move into. In addition, there is allocated parking and the extra convenience of a garage 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.



Total floor area 73.4 m² (790 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

Location

Situated on the prestigious Varndean Park Estate, which was built in the 1970's, you cannot fail to be impressed by the manicured landscaped communal gardens with over 200 trees of which 70 are unique species and picturesque ornamental pond with its own bridge and night-time illuminations which you pass on the approach to this secluded residence. This property also benefits from use of the communal heated outdoor swimming pool, which is used by the residents of this area, also a shower and changing facilities.

This spacious apartment is located within 0.7 miles of Preston Park station with its links to London airports and London stations which is ideal for commuters. Local bus services provide access into Brighton city centre and the famous seafront. Local schools including Balfour Infants and Junior, Varndean School and Sixth form, Dorothy Stringer, Westdene & St. Bernadette's are nearby.

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, two cricket fields, 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, Patcham Infant School - 0.8 miles, Westdene Primary School - 0.8 miles, Stanford Infant School - 0.8 miles, Patcham Junior School - 1.0 miles, Stanford Junior School - 1.0 miles, Hertford Infant & Nursery School - 1.0 miles, Downs Junior School - 1.1 miles, Downs Infant School - 1.2 miles.

Secondary: Dorothy Stringer School - 0.4 miles, Varndean School - 0.6 miles, Varndean College - 0.6 miles, Downs View Link College - 0.7 miles, Patcham High School - 0.9 miles, Cardinal Newman Catholic School - 1.0 miles, BHASIC College - 2.0 miles.

Train Stations

Preston Park Station - 0.7 miles
London Road Stations - 1.6 miles
Brighton Mainline Station - 2.0 miles

Amenities

Sainsbury's (Preston Road) - 0.7 miles
Patcham Village - 1.0 miles
Fiveways Shopping Parade - 1.2 miles
Preston Circus/London Road Shopping - 1.5 miles
Sainsbury's Local (Carden Avenue) - 1.5 miles
Seven Dials Shopping Parade - 2.0 miles
Sainsbury's (New England Street) - 2.1 miles
Pavilion Retail Park (Lewes Road) - 2.2 miles
Brighton City Centre - 2.9 miles

Main Roads

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

welcome to Wellingtonia Court, Laine Close, Brighton

- SHARE OF FREEHOLD
- PRIVATE BALCONY
- GARAGE
- 2 BEDROOMS & 2 BATHROOMS
- DUAL ASPECT LOUNGE
- GROUND FLOOR FLAT
- COMMUNAL SWIMMING POOL & GARDENS
- WITHIN WALKING DISTANCE TO PRESTON PARK STATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2701.33

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 02 Apr 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

fixed price

£400,000



view this property online fox-and-sons.co.uk/Property/PRP106646



Property Ref:
PRP106646 - 0002

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