



30 Wellingtonia Court Laine Close
Brighton, BN1 6TD
Guide Price £325,000



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**** Guide Price £325,000 - £350,000 **** A spacious 2 bedroom 3rd floor purpose built flat forming part of the sought after Varndean Park Estate. The property is situated in this favoured residential area and enjoys a bright south facing aspect with a lovely lounge with good size balcony and with views overlooking the communal gardens. The accommodation comprises: entrance hall, lounge/dining room with good size south facing balcony, fitted kitchen, 2 double bedrooms, family bathroom, and additional shower room/wc. Outside there are large communal landscaped gardens around the block, allocated car parking space, use of the private residents communal swimming pool. The property also further benefits from a security entryphone system and double glazed windows. **** NO ONWARD CHAIN ****

Location

The Varndean Park Estate, set in its own grounds just off Varndean road forming part of the highly sought after Surrenden location. Local shopping facilities are available in Preston Drove, Patcham Village and at Fiveways and the popular Balfour/Dorothy Stringer/Varndean schools campus is within easy walking distance. Preston Park and Blakers Park are within easy reach with their recreational facilities. Preston Park mainline station is close to hand providing a commuter service to Gatwick and London, and local bus services are close to hand providing easy access to Brighton city centre and seafront.

Accommodation

All measurements are approximate.

Communal Entrance Hallway

With security entryphone system. Lift services available to the third floor.

Third Floor

Entrance Hallway

Radiator. Wall mounted heating thermostat. Fitted airing cupboard with water cylinder and slatted shelving.

Lounge/Dining Room 22'4 x 10'9 (6.81m x 3.28m)

Double glazed sliding patio doors overlooking and leading to the balcony. Two radiators. Coved ceiling and additional wall mounted heater.

Balcony

A lovely south facing balcony with patio flooring, walling and safety balustrade.

Kitchen 11'1 x 7'9 (3.38m x 2.36m)

A fitted kitchen with a range of wall and base units with worktop surface over. Inset stainless steel sink and drainer unit with mixer tap. Inset 4 ring ceramic hob with fitted oven below and cooker hood over. Appliance space for fridge/freezer. Space and plumbing for washing machine. tiled splashbacks. Radiator and double glazed window overlooking the side.

Bedroom 1 15'9 x 11'2 (4.80m x 3.40m)

Double glazed window overlooking the rear. Radiator. Fitted wardrobe cupboards with hanging rail and storage over. Additional wall mounted heater.

Bedroom 2 11'1 x 8'0 (3.38m x 2.44m)

Double glazed window overlooking the rear and radiator.

Family Bathroom 7'2 x 6'9 (2.18m x 2.06m)

4 piece suite comprising a corner bath with mixer tap, low level W/C, pedestal wash basin and a bidet with mixer tap. Wall light point. Part tiled walls, large wall mounted mirror and radiator.

Shower Room/WC

3 piece suite to comprise a tiled shower cubicle with wall mounted shower fitment. Wall mounted wash basin and low level W/C. tiled splashbacks. Wall mounted shaver point and radiator.

Outside

Communal Gardens

Landscaped gardens and grounds around the block. Many mature trees and shrubs. Use of communal heated swimming pool.

Car Parking Space No.18

Private car parking space No.18 situated at the rear of the block.

Communal Swimming Pool

Use of residents outdoor heated swimming pool.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is leasehold.

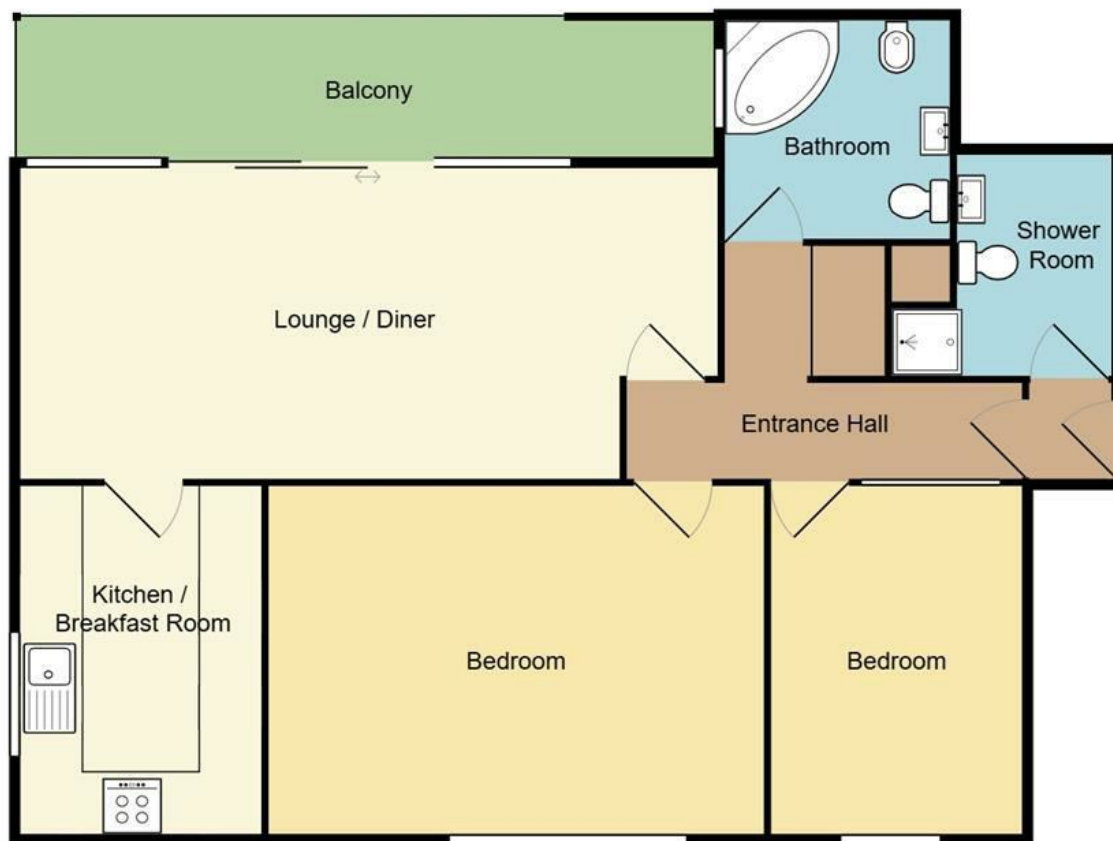
MAINTENANCE: £2,589.29 per half year

GROUND RENT:

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

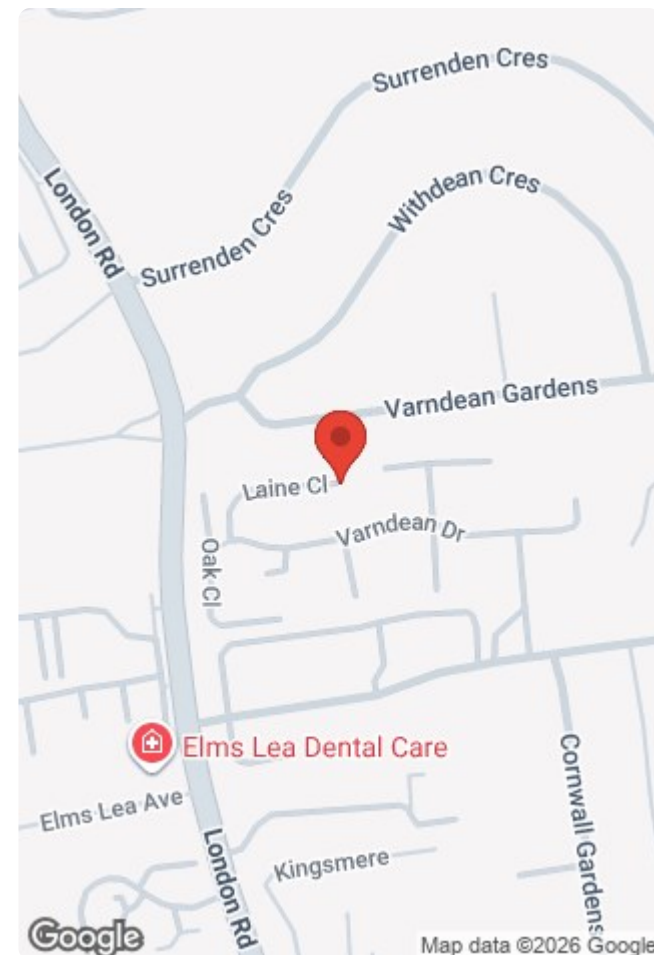
VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.





Total Area: 70.0 m² ... 753 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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