19 Varndean Drive, Brighton, East Sussex, BN1 6RS
Spencer
&Leigh

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Brighton, East Sussex, BN1 6RS

Offers In Excess Of £735,000 - Leasehold - Share of Freehold

- Detached family home
- Four good size bedrooms
- Set within the exclusive Varndean Park Estate
- 21' Living/dining with large patio doors overlooking the rear garden
- Potential to reconfigure and add your personal stamp
- Residents access to a heated swimming pool
- Favoured southerly aspect level rear garden
- No onward chain
- Large double garage with access from the garden
- Viewing considered essential to appreciate this home

Discover this spacious four-bedroom detached home on the prestigious Varndean Park Estate, offering exclusive amenities and an enviable lifestyle. Whilst requiring some modernisation, this property has amazing potential to make your own.

Experience the epitome of refined living in this spacious four-bedroom detached home, perfectly situated within the highly sought-after Varndean Park Estate. This exclusive development is renowned for its meticulously manicured verges and the added peace of mind provided by controlled parking, creating a truly serene and private environment. A standout feature of residing here is the invaluable access to a private swimming pool, offering a luxurious retreat just moments from your doorstep – a truly unique amenity that WE LOVE.

Boasting a favourable southerly aspect at the rear, this property is bathed in natural light throughout the day, enhancing its already inviting atmosphere. The spacious layout includes four well-proportioned bedrooms, three bathrooms, and a generous reception room, providing ample space for family life and entertaining. Each room has been thoughtfully designed to offer comfort and style, creating a seamless flow throughout the home. A large double garage provides parking with a pitched roof.

The location of this property is simply outstanding. For commuters, Preston Park station is conveniently close, offering excellent links to London and beyond. Families will appreciate the proximity to highly regarded schools for all ages, ensuring educational needs are well catered for. The vibrant city of Brighton, with its eclectic mix of shops, restaurants, and cultural attractions, is also easily accessible, providing endless opportunities for leisure and entertainment.

This property represents a rare opportunity to acquire a substantial family home in one of Brighton's most desirable locations. The added benefit of NO ONGOING CHAIN simplifies the buying process, allowing for a smoother and quicker transaction

A favoured location within walking distance of Preston Park and its mainline railway station. Boutique shops and friendly pubs are within easy reach at nearby Fiveways, as are a selection of highly regarded schools. A regular bus service and cycle lane provides access to the seafront and city centre."

Entrance

Entrance Hallway

Living/Dining Room
21'2 x 20'9

Kitchen
10'11 x 9'10

G/f Shower Room/WC
6'10 x 5'5

Stairs rising to First Floor

Bedroom
13'10 x 10'10

En-suite Bathroom
7'7 x 5'7

Bedroom
13'10 x 9'9

Bedroom
11'10 x 9'10

Bedroom
10'10 x 7'

Family Bathroom
7'7 x 5'8

OUTSIDE

Rear Garden

Garage
17'4 x 15'4

Residents Heated Swimming Pool

Property Information
946 years remaining on the lease - SOF
Service Charge - £1,757.86
Zero Ground Rent
Council Tax Band F: £3,725.86 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Private Driveway and restricted on-street parking - Zone 10
Broadband: Standard 17 Mbps and Superfast 76 Mbps available (OFCOM checker)
Mobile: Fair/Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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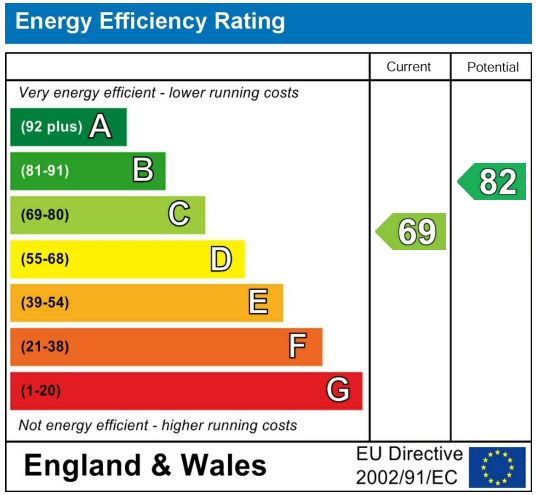
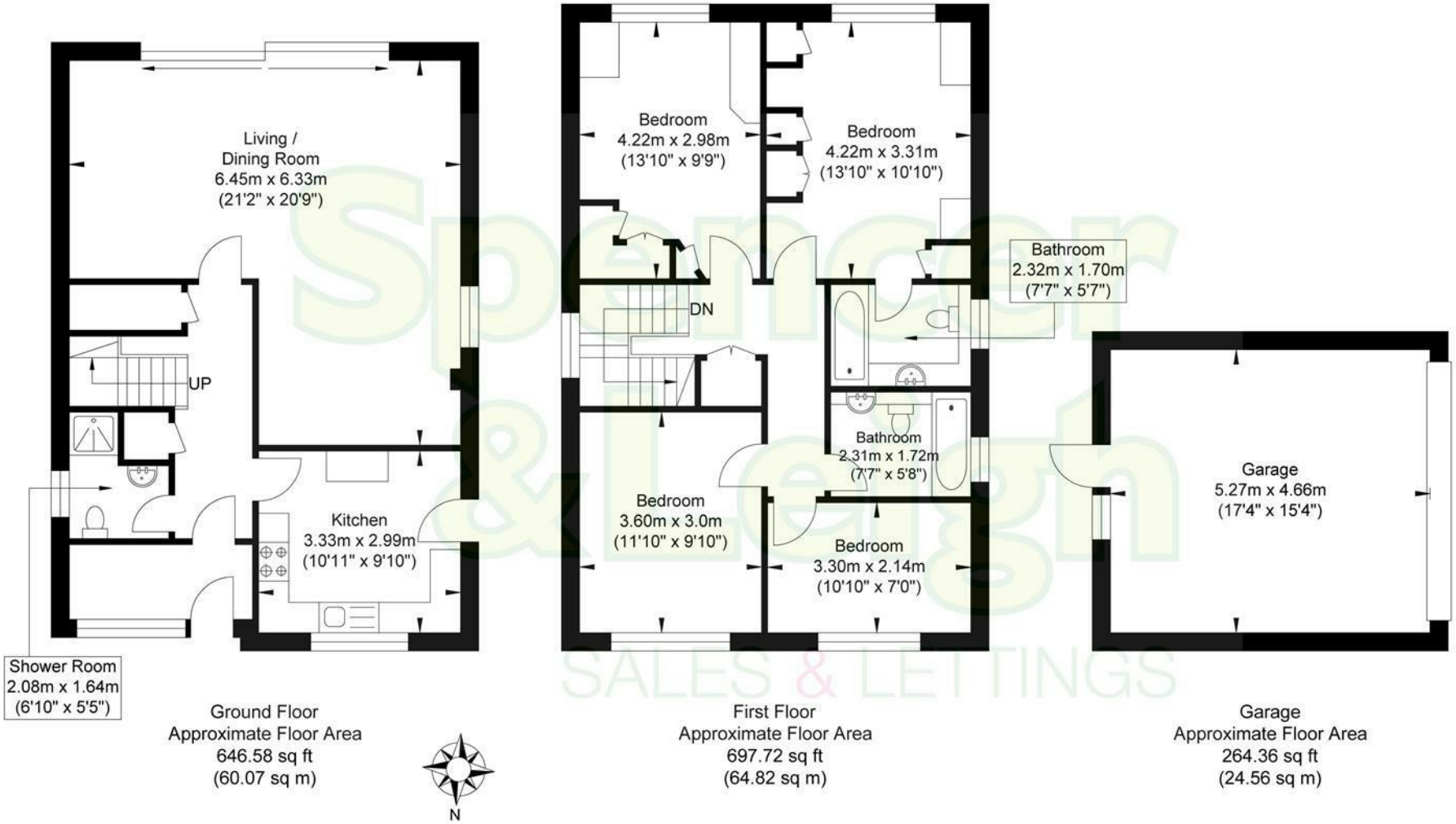
w: www.spencerandleigh.co.uk

Council:- BHCC
Council Tax Band:- F



The Property Ombudsman SALES

The Property Ombudsman LETTINGS



Approximate Gross Internal Area = 124.89 sq m / 1344.30 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.