



Highdown Court, Varndean Drive, Brighton, BN1 6TF

welcome to

Highdown Court, Varndean Drive, Brighton

A bright & spacious two-bedroom, first floor apartment set within a popular residential block on the exclusive Varndean Park Estate. Benefiting from a private balcony with views over the communal pool, underground car parking, two bedrooms & 2 bathrooms. CHAIN FREE!!

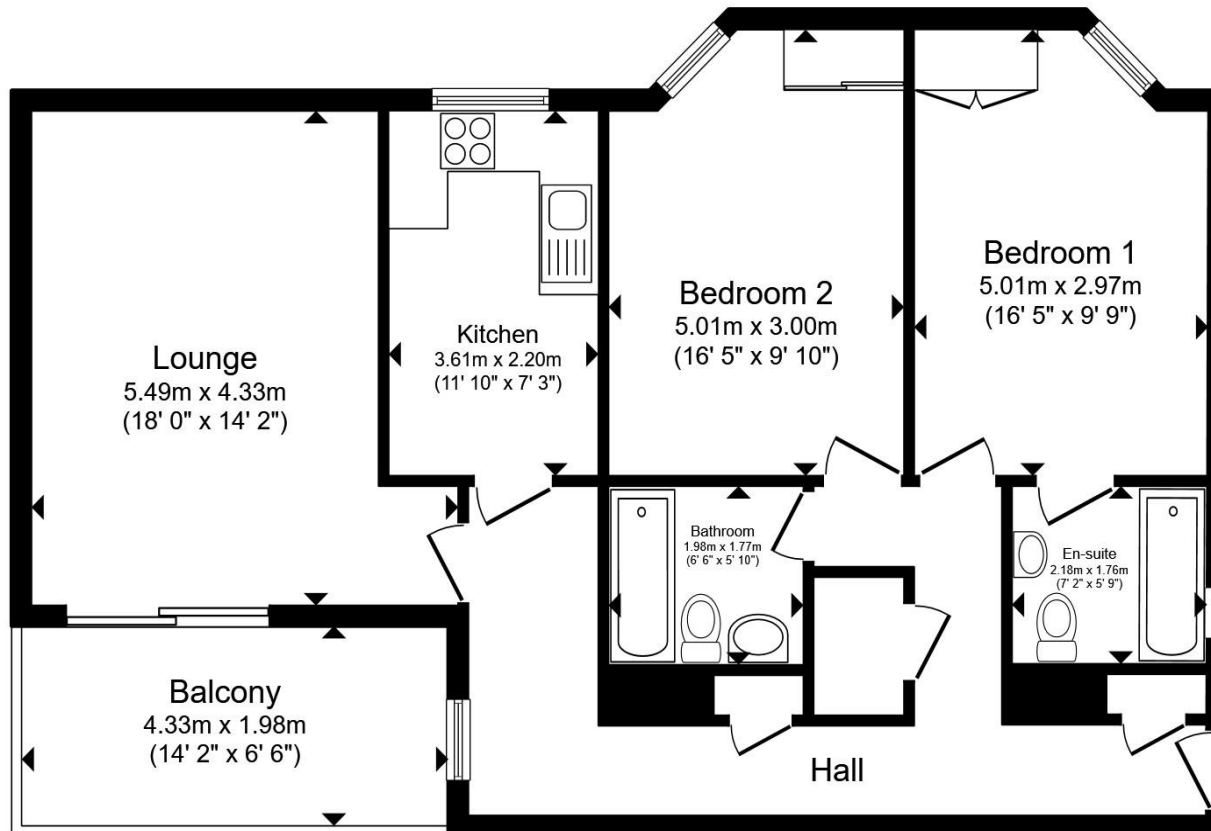


** VARNDEAN PARK ESTATE ***

A superb opportunity to acquire a bright and generously proportioned two-bedroom, two-bathroom apartment, set on the first floor of a well-maintained development.

The property further benefits from allocated underground parking, providing secure and convenient storage for your vehicle. A private balcony offers an attractive outlook across the communal swimming pool, creating an ideal space for relaxing or entertaining.

Offered to the market chain-free and positioned in a highly sought-after location, the apartment is within easy reach of Preston Park station, making it perfectly suited for commuters and lifestyle buyers alike. Early viewing is highly recommended to appreciate the comfort, convenience and setting on offer.



Total floor area 77.3 m² (833 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.propertybox.io

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Awaiting Photograph

- BALCONY
- CHAIN FREE
- TWO DOUBLE BEDROOMS & 2 BATHROOMS
- SECURE UNDERGROUND PARKING SPACE
- SPACIOUS LOUNGE
- VIEWS OVER COMMUNAL SWIMMING POOL
- LONG LEASE - 947 YEARS REMAINING
- 0.5 MILES TO PRESTON PARK STATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 3820.30

Ground Rent: 60.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£300,000-£325,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP105970



Property Ref:
PRP105970 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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