

**Spencer  
& Leigh**



**11 Varndean Drive, Varndean Park Estate, Brighton, BN1 6RS**

## 11 Varndean Drive, Varndean Park Estate, Brighton, BN1 6RS

Price £800,000 - Leasehold - Share of  
Freehold

- Detached Family Home
- Four good size bedrooms
- Set within the exclusive Varndean Park Estate
- 23' x 21' Open plan lounge/dining room with a westerly aspect
- Potential to reconfigure and add your personal stamp
- Residents access to a heated swimming pool
- Favoured east to west aspect
- No onward chain
- Private driveway and double garage
- Viewing is highly recommended to appreciate this wonderful home

Discover this superb four-bedroom detached home on the prestigious Varndean Park Estate, offering exclusive amenities and an enviable lifestyle.

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 favoured east-to-west aspect, this property is bathed in natural light throughout the day, enhancing its already inviting atmosphere. The spacious layout includes four well-proportioned bedrooms, two modern 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. Parking is provided by a wide private driveway that leads to a double garage 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."



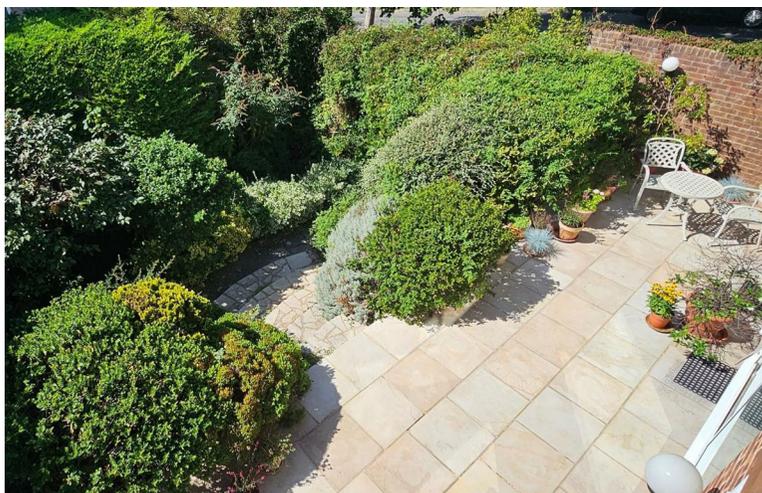
Entrance  
 Entrance Hallway  
 Living/Dining Room  
 23'2 x 21'1  
 Kitchen  
 9'10 x 8'9  
 G/f Cloakroom  
 Stairs rising to First Floor  
 Bedroom  
 14'3 x 10'10  
 En-suite Shower Room/WC  
 Bedroom  
 11'10 x 9'11  
 Bedroom  
 9'11 x 8'10  
 Bedroom  
 9'8 x 7'5  
 Family Bathroom  
 OUTSIDE  
 Rear Garden  
 Private Driveway  
 Garage  
 16'2 x 14'5  
 Residents Heated Swimming Pool

Property Information  
 950 years remaining on the lease - SOF  
 Service Charge - £1,365.86  
 Zero Ground Rent  
 Council Tax Band F: £3,547.26 2025/2026  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Garage, Private Driveway and restricted on-street parking - Zone 10  
 Broadband: Standard 18 Mbps and Superfast 80 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.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



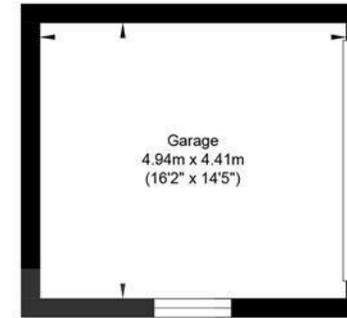
Council:- BHCC  
 Council Tax Band:- F

### Energy Efficiency Rating

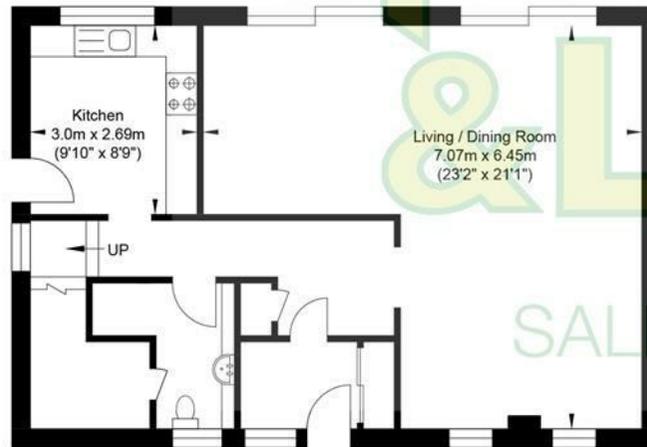
|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 71                      | 77        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**Spencer & Leigh**

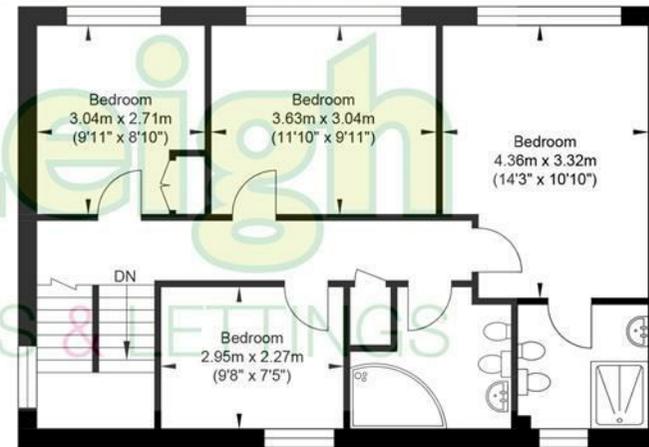
# Varndean Drive



Garage  
Approximate Floor Area  
234.54 sq ft  
(21.79 sq m)



Ground Floor  
Approximate Floor Area  
684.58 sq ft  
(63.60 sq m)



First Floor  
Approximate Floor Area  
684.58 sq ft  
(63.60 sq m)



Approximate Gross Internal Area (Including Garage) = 148.99 sq m / 1603.7 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.