



Highdown Court, Varndean Drive, Brighton, BN1 6TF

welcome to

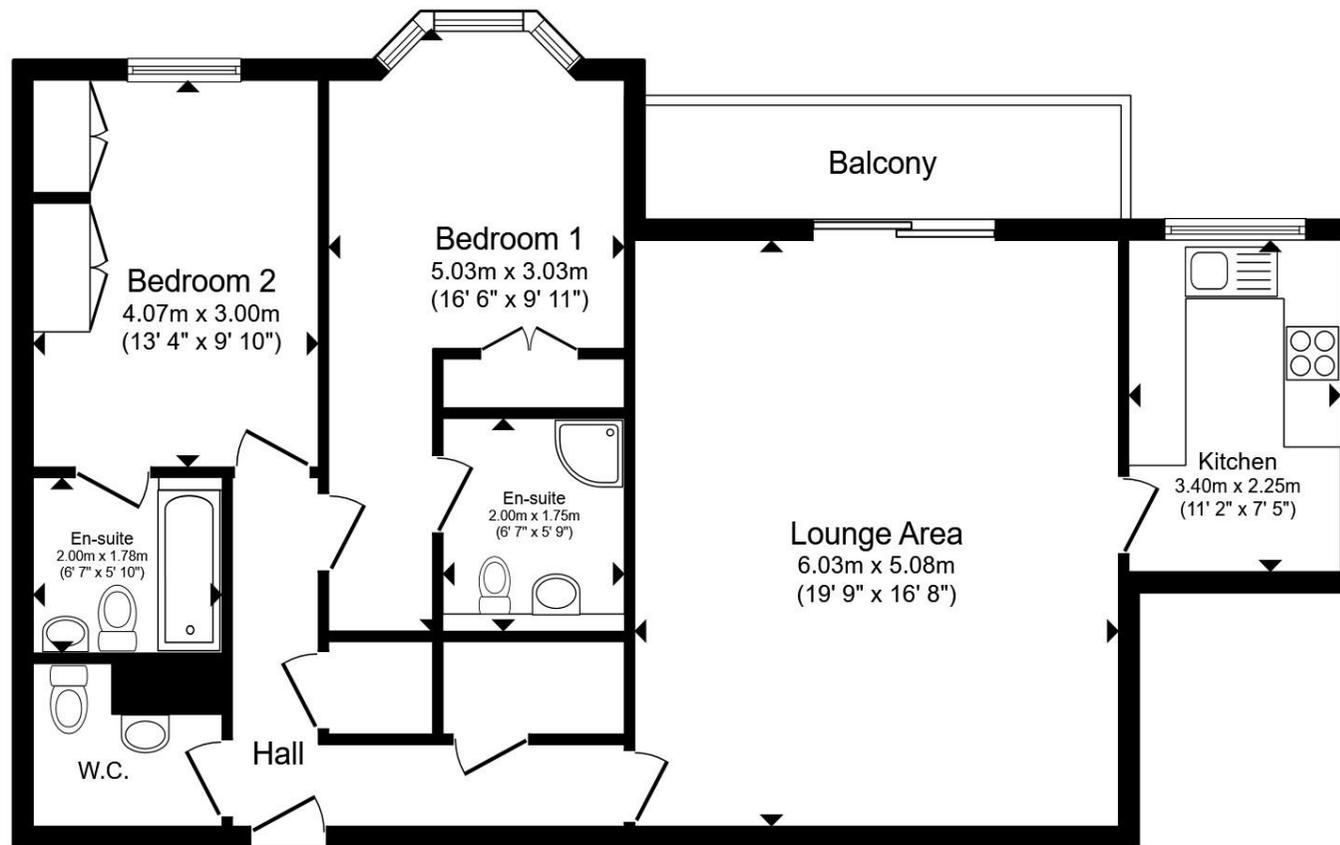
Highdown Court, Varndean Drive, Brighton

A bright & spacious third floor apartment set within a popular residential block on the exclusive Varndean Park Estate. Benefiting from a private balcony with views over the well maintained communal gardens, lift, underground car parking, two bedrooms, 2 en-suite bathrooms & cloakroom. CHAIN FREE!!



** VARNDEAN PARK ESTATE **

Presenting a fantastic opportunity to own a bright and airy two-bedroom, two-bathroom flat on the third floor. This property boasts the added benefits of a passenger lift to all floors, allocated underground parking, ensuring your vehicle is safe and secure. Relax and unwind on your private balcony, which offers delightful views over the well maintained communal gardens. Offered chain-free and situated in a highly desirable location, just a short distance from Preston Park station, this property promises both convenience and comfort. Don't miss out!



Floor Plan

Total floor area 87.2 m² (939 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

welcome to Highdown Court, Vardean Drive, Brighton

- SHARE OF FREEHOLD
- 2 DOUBLE BEDROOMS BOTH WITH EN-SUITES
- PRIVATE BALCONY
- CHAIN FREE
- SPACIOUS LOUNGE & SEPARATE KITCHEN
- PASSENGER LIFT TO ALL FLOORS
- ALLOCATED PARKING
- COMMUNAL GARDENS & SWIMMING POOL

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 5095.52

Ground Rent: 60.00

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.

offers over

£300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106854



Property Ref:
PRP106854 - 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.


fox & sons



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