

Spencer
& Leigh



14 Wellingtonia Court, Laine Close, Brighton, BN1 6TD

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Offers Over £340,000 - £375,000 Leasehold
- Share of Freehold

- Spacious purpose built apartment
- Two good size bedrooms
- South/West facing living room
- West facing balcony with views
- Modern fitted kitchen
- Positioned in the immaculate Varndean Park Estate
- Separate utility room/additional WC
- Larger than average garage
- Residents swimming pool
- Internal inspection highly recommended

****LUXURY LIVING IN A PRESTIGIOUS LOCATION****

This charming apartment offers a spacious living room, a west-facing balcony, and a garage—making it a perfect choice for comfortable living.

WE LOVE the south/westerly facing living room, which features large sliding patio doors that open onto the balcony, providing stunning roof and treetop views. Enjoy sunlight from early afternoon until late evening! The living room has ample space for sofas and a dining table with chairs.

The kitchen is equipped with high-gloss fitted units and built-in appliances, offering a pleasant southerly view. Both bedrooms are generously sized, benefiting from lovely views and a westerly aspect. The bathroom includes a fitted white suite with an over-bath shower and tiled walls. Uniquely, there is also a second cloakroom/utility room that has enough space for laundry appliances.

Outside, residents can enjoy a swimming pool with secure gated entry and well-maintained communal gardens. The apartment comes with a garage located at the rear of the building, which is almost double the usual length.

Wellingtonia Court is a well-maintained block situated close to Preston Park Station, providing convenient connections in and out of the city, with local shopping just a short walk away.

****Viewing is highly recommended!****



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. A regular bus service and cycle lane provides access to the seafront and city centre.



Communal Entrance
Stairs & Lift rising to all Floors
Entrance
Entrance Hallway
Sitting/Dining Room
18'8 x 15'3
Kitchen
9'10 x 7'
Utility Room/WC
7'6 x 4'11
Bedroom
14'8 x 11'1
Bedroom
12' x 8'4
Family Bathroom
OUTSIDE
Balcony
Residents Heated Swimming Pool
Communal Gardens
Residents Parking
Garage
22'8 x 7'11
Property Information
950 years remaining on the lease
Service Charge - £4,782.00 p/a
Zero Ground Rent
Council Tax Band C: £2,182.92 2025/2026
Utilities: Mains Electric, Mains Gas, Mains water and sewerage
Parking: Garage, Residents Parking and restricted on street parking - Zone 10
Broadband: Standard 17 Mbps, Superfast 56 Mbps and Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: 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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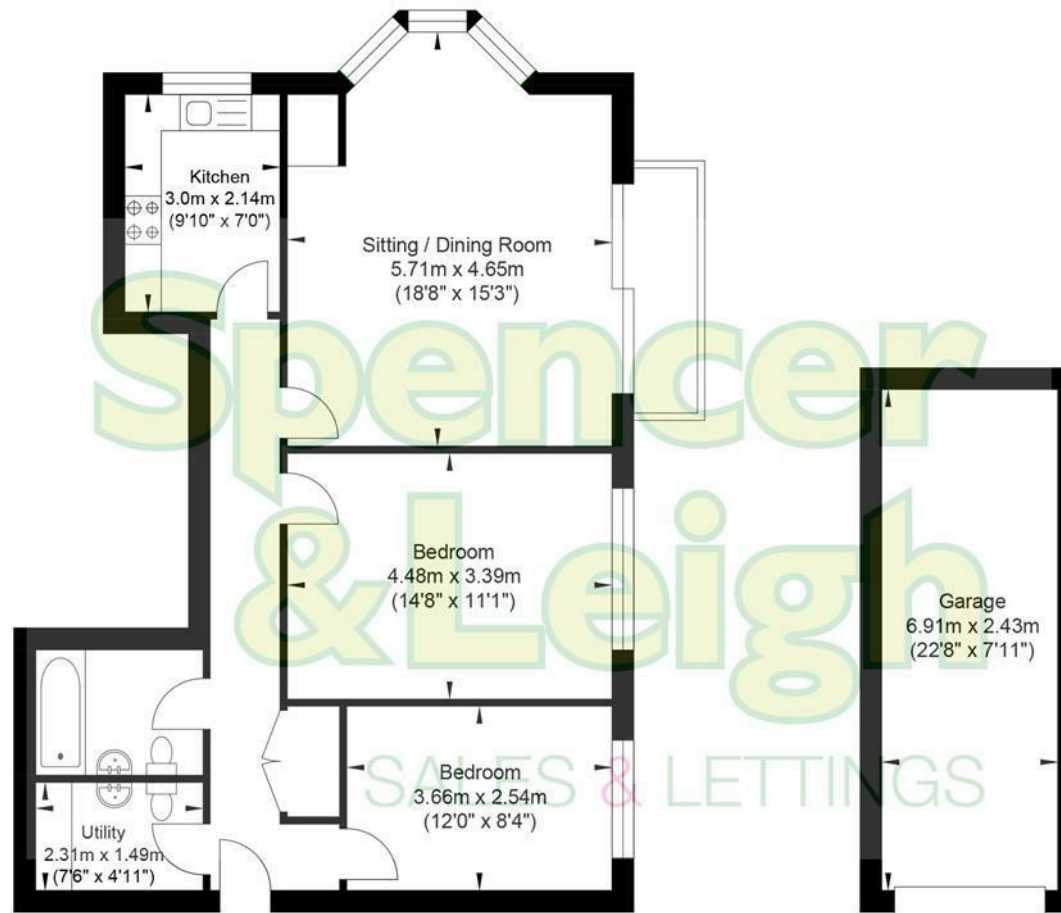


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Third Floor
Approximate Floor Area
794.69 sq ft
(73.83 sq m)

Garage
Approximate Floor Area
180.72 sq ft
(16.79 sq m)

Approximate Gross Internal Area (Excluding Garage) = 73.83 sq m / 794.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.