



31 Highdown Court, Varndean Drive, Brighton, BN1 6TF

Spencer
& Leigh

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Guide Price £350,000 - £375,000 Leasehold
- Share of Freehold

- Purpose built luxury apartment
- Two double bedrooms
- Two bathrooms and additional cloakroom/WC
- Excellent condition throughout
- Open plan living/kitchen/dining room
- Positioned on the second floor of this popular block
- West facing balcony with pool and roof top views
- Allocated underground parking space
- Share of freehold & a long lease
- Internal inspection highly recommended

GUIDE PRICE £350,000 - £375,000

Experience contemporary living in this superb two-bedroom, two-bathroom apartment located on the second floor of the purpose-built Highdown Court within the sought-after Varndean Park estate. This property is offered for sale with the vendor suited, ensuring a smoother transaction for prospective buyers.

Upon entering, you are greeted by a bright and inviting atmosphere. The heart of this home is undoubtedly the open-plan living, dining, and kitchen area. This versatile space is perfect for both relaxing and entertaining, benefiting from an abundance of natural light. From here, you can step out onto your private west-facing balcony, an ideal spot to enjoy the afternoon sun and unwind after a long day. Imagine enjoying your morning coffee or an evening drink with pleasant views.

The kitchen area is thoughtfully designed, offering functionality and style, seamlessly integrated into the open-plan layout, allowing for easy interaction with guests or family while preparing meals. The apartment boasts two well-proportioned bedrooms, providing comfortable retreats. The principal bedroom benefits from its own en-suite bathroom, offering a private sanctuary. An en-suite shower room serves the second bedroom plus there is an additional cloakroom for guests, all finished to a good standard.

One of the significant advantages of this property is the allocated underground parking, providing secure and convenient vehicle storage – a true premium in Brighton. The long lease further adds to the appeal, offering peace of mind for years to come. The property is presented in excellent condition throughout, ready for its new owners to move straight in and start enjoying the lifestyle on offer.



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 and lifts rising to all floors

Entrance

Entrance Hallway

Open Plan Kitchen/Living Room
19'8 x 18'4

Bedroom
20'4 x 9'10

En-suite Bathroom/WC

Bedroom
13'5 x 9'10

En-suite Shower Room/WC

Separate Cloakroom

OUTSIDE

Balcony

Residents Heated Swimming Pool

Under Ground Parking

Property Information

947 years remaining on lease - SOF

Service Charge - £1,400 p/a (plus Reserve Fund which was £1,500 in 2025)

Zero Ground Rent

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains Electric, Mains Gas. Mains water and sewerage

Parking: Residents underground parking and restricted on street parking - Zone 10

Broadband: Standard 17 Mbps, Superfast 75 Mbps, 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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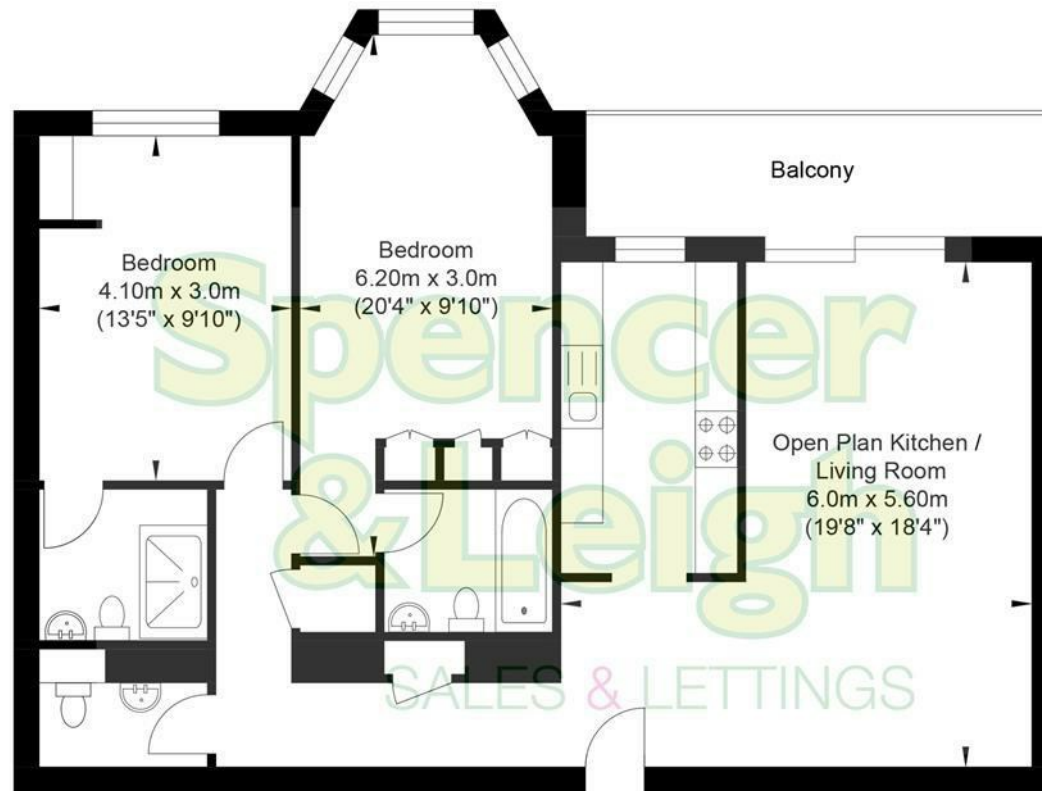


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(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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Second Floor
Approximate Floor Area
885.97 sq ft
(82.31 sq m)

Approximate Gross Internal Area = 82.31 sq m / 885.97 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.