



**Varndean Road, Brighton, BN1 6RR**  
**Asking price £275,000**



- Spacious Top Floor Apartment
- Two Double Bedrooms
- Hi-Gloss Kitchen Units
- Balcony With Far Reaching Views
- No Chain

- Large south Facing Lounge
- Garage At Rear Of Block
- Bathroom With Shower
- Gas Central Heating
- Sole Agent

# Varndean Road, Brighton, BN1 6RR

## Asking price £275,000



### Summary

A bright and well-proportioned two-bedroom apartment offering 67.1 m<sup>2</sup> of comfortable living space, set on the top floor with an attractive outlook and a private balcony. The property features a spacious reception room, a modern kitchen, two generous double bedrooms, and bathroom with a separate WC. With large windows throughout, the home enjoys excellent natural light and pleasant views across the surrounding greenery and rooftops. Ideally suited to first-time buyers, downsizers, or investors, this apartment is conveniently located for local amenities, transport links to London Via Preston Park Station, and nearby open spaces such as Preston Park.

### Good Size Entrance Hall

A central hallway links all rooms and includes built-in storage space, ideal for coats, household items, or cleaning equipment.

### Lounge

17 x 13 (5.18m x 3.96m)

A generous and versatile living space with dual-aspect south facing windows that draw in abundant daylight. Neutral décor and a spacious layout make this room ideal for both everyday relaxation and entertaining

### Kitchen

8 x 8 (2.44m x 2.44m)

A smart, modern kitchen fitted with sleek white cabinetry, a built-in oven and hob, and clean metro-style tiled splashbacks. A large window above the sink offers a pleasant outlook and good natural light. There is ample worktop space, making the kitchen practical and easy to use.

### Bedroom One

13 x 12 (3.96m x 3.66m)

A bright and spacious double bedroom with soft neutral tones and a pleasant view. The room benefits from plenty of floor space for furniture and includes a built-in wardrobe cupboard for additional storage.

A door opens onto the private balcony

### South Facing Balcony

A charming private outdoor area overlooking the surrounding neighbourhood and treetops. The balcony provides space for seating or planters, perfect for enjoying morning coffee or evening sunsets.

### Bedroom Two

13 x 9 (3.96m x 2.74m)

Another well-sized double bedroom with a large window overlooking greenery. Light décor and a rectangular layout make the room easy to furnish and welcoming.

### Bathroom

A clean and modern bathroom fitted with a full-length bath and overhead shower, along with a pedestal basin. The frosted window provides natural light while maintaining privacy.

### Separate WC

Conveniently positioned off the hallway, fitted with a toilet and small hand basin.

### Garage

Useful good size lock up garage situated in a compound at the rear of the block.

### Storage cupboard

Secured useful storage cupboard in the basement.

### Outgoings / Maintenance Charges.

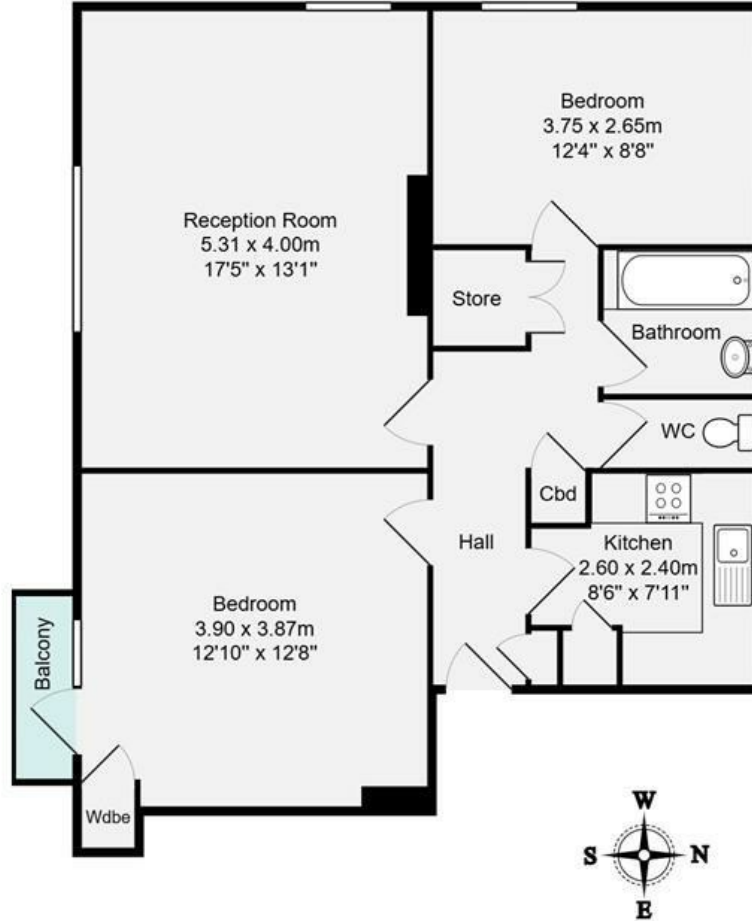
The flat is held on a 999 year lease from 1998.

The most recent service charge demand is for the period 25/03/2026 - 23/06/2026- £400.00

In addition there is a reserve fund contribution for the same period- £200.00

The garage lease is for 99 years from 25th December 1955 and so has 29 years remaining.

The garage lease can be extended, but the costs are considerable.



Total Area: 67.1 m<sup>2</sup> ... 723 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

**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>	<b>71</b>	<b>75</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	