



6 Monterey Court, Varndean Drive, Brighton, BN1 6TE

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMODATION

GROUND FLOOR: Communal Entrance Hall * Hallway with large built in storage cupboards & entryphone * Lounge Dining room with sliding Patio Doors opening onto the superb west facing Balcony offering lovely views over the surrounding area * Modern fitted kitchen with built in appliances * Two double bedrooms * Two Bathrooms.

Outside: Heated, communal, outdoor seasonally heated swimming pool * Allocated underground Parking Space.

Gas Fired Central Heating & Double-Glazed Windows

This very spacious two double bedroom apartment is situated in the sought-after Varndean Park Estate, with delightful communal gardens, ornamental pond and even a gated, heated swimming pool. The whole development is very well maintained with the attractive communal gardens.

Flat 6 is situated on the ground floor and enjoys a lovely west facing aspect and the living room having patio doors opening to the large west facing balcony. Internally the rooms are light and airy and benefits from gas fired central heating and double glazing but is now in need of some refurbishment and redecoration.



This property is conveniently situated in this highly popular location with easy access to public transport and Preston Park railway station (with a direct line to London Victoria) being just a short walk away. There is good local shopping at Fiveways and Marks & Spencer's food hall and Sainsbury's convenience stores less than 1 mile distant. Local recreational facilities include Withdean Stadium with its squash and tennis courts, golf on the South Downs and Hollingbury golf courses, yachting at Brighton Marina and show jumping at Hickstead. Brighton city Centre and the seafront are within approx 3 miles. Excellent Schools for all age groups are within easy reach.

Local Information

Balfour Primary & Infants	0.8 miles
Dorothy Stringer High School	0.7 miles
Varndean Sixth Form College	0.6 miles

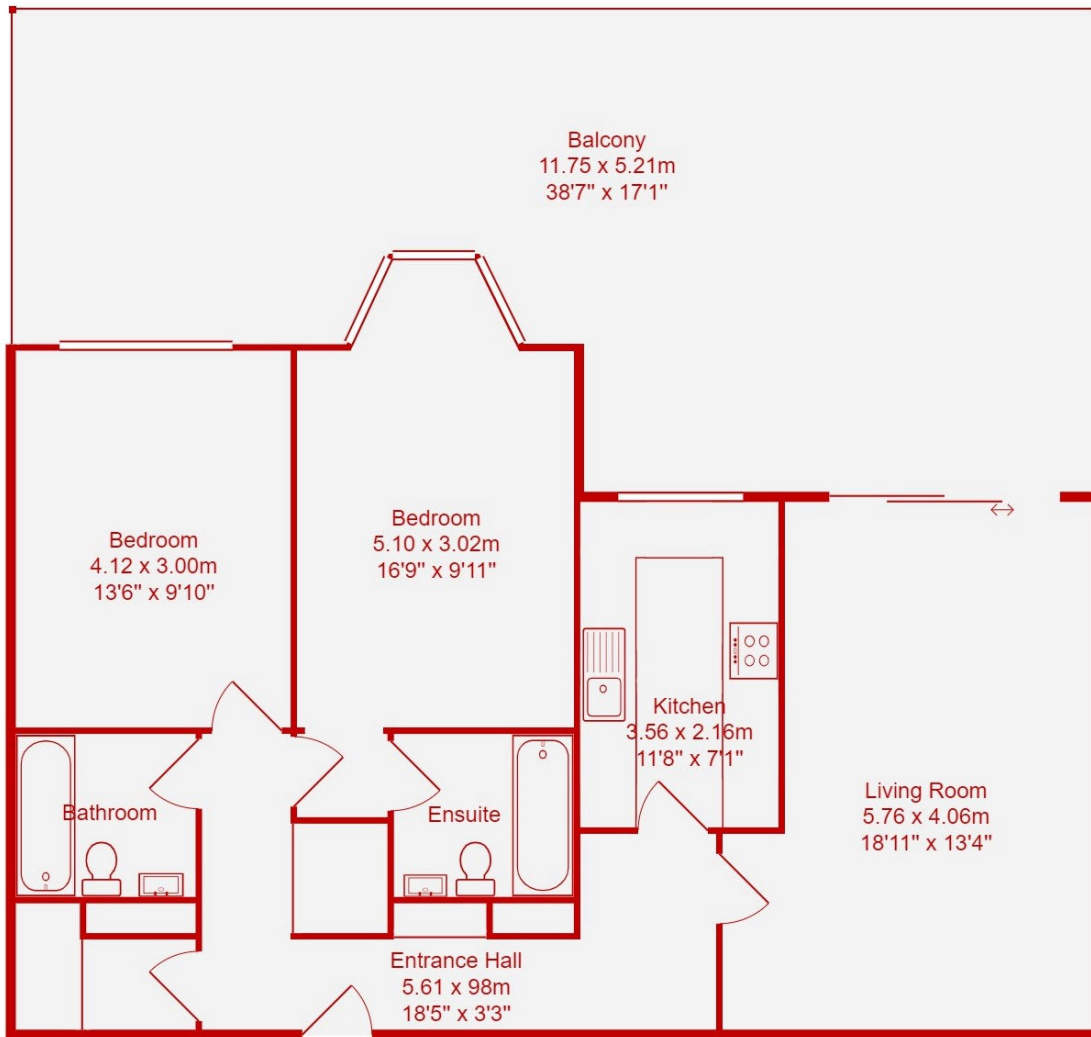
Preston Park Station	0.7 miles
London Road Station	1.6 miles
Brighton Mainline	1.8 miles

Brighton Seafront	2.7 miles
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All distances approximate

Council Tax Band	D
Maintenance	£2,926.31 2022
Share of Freehold	
Lease	999 years from 1977
Parking Space	Number 28





Total Area: 79.0 m² ... 851 ft² (excluding balcony)

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BEAUMONTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.