



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

Spencer  
& Leigh

24 Monterey Court, Varmdean Drive,  
Brighton, BN1 6TE

Offers In The Region Of £400,000 -  
Leasehold - Share of Freehold

- Two bedroom apartment
- En-suite facilities to both bedrooms
- Impressive 17' lounge with stunning views
- Private West facing balcony
- Modern fitted kitchen with integrated appliances
- Excellent internal condition
- Secure allocated car parking space
- Use of the on site swimming pool
- No onward chain
- Highly sought after location

If you are interested in living in a private, beautifully maintained development with its very own swimming pool, we have the perfect apartment for you. This two-bedroom apartment is located on the second floor of Monterey Court and features a generously sized private balcony with a westerly aspect and stunning views!

The spacious accommodation has been redecorated in a neutral, contemporary style with grey carpets. We particularly appreciate the impressive 17-foot lounge and dining room, which offers a lovely distant view and access to the balcony. The modern fitted kitchen includes several integrated appliances.

Notably, both double bedrooms have en-suite facilities, one with a bathroom and the other with a shower room. Additionally, the apartment includes a useful utility room and extra storage space. Highlights of the apartment include double-glazed windows and a relatively new gas-fired boiler, and it is available with no onward chain.

A security door entry phone system and a passenger lift add to the convenience of the property. An allocated parking space is included in the secure underground car park. Both Preston Park's mainline railway station and the amenities are within walking distance. We highly recommend scheduling a viewing.



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 with security entry system

Stairs or lift to second floor

Entrance hall

18'5 x 3'3

Living room

17'11 x 11'1

Kitchen

10'4 x 7'1

Bedroom

16'9 x 9'11

En-suite

Bedroom

13'6 x 9'10

En-suite

Utility room

Balcony

Undercroft allocated parking

Property Information

954 years remaining on the lease

Ground Rent - Zero

Service Charge £2,806.74 p/a

Estate Charge £1365.86 p/a

Council Tax Band C: £2,078.28 2024/2025

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

Parking: Allocated undercroft parking and restricted light-touch on street parking

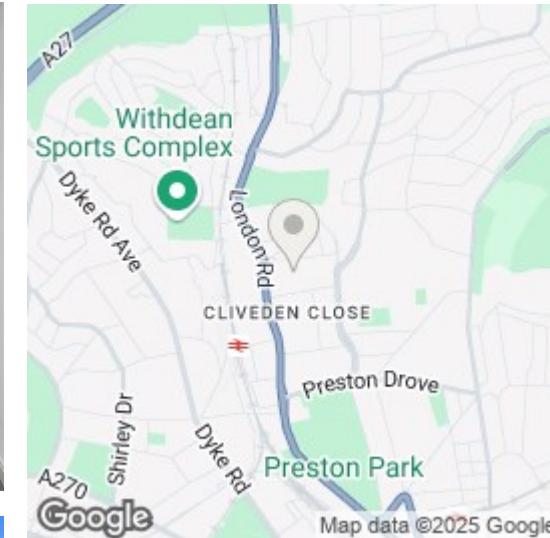
Broadband: Standard 14 Mbps, Superfast 80 Mbps. Ultrafast 1000 Mbps available (Ofcom checker)

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.

t: 01273 565566

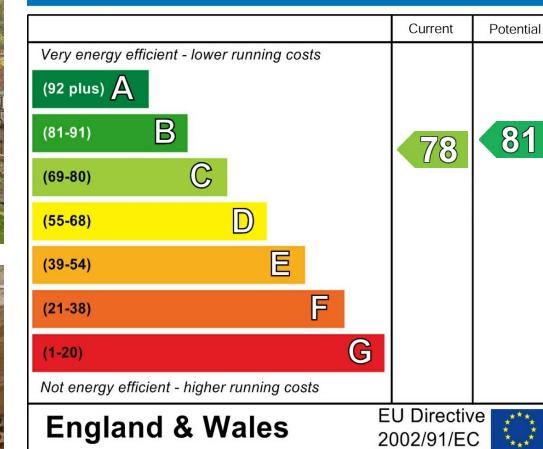
w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC

Council Tax Band:- C

#### Energy Efficiency Rating



**Spencer & Leigh**

# Monterey Court



Second Floor  
Approximate Floor Area  
861.54 sq ft  
(80.04 sq m)

Approximate Gross Internal Area = 80.04 sq m / 861.54 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.