



MONTEREY
COURT

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

Spencer
& Leigh



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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

Under croft 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 under croft 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.

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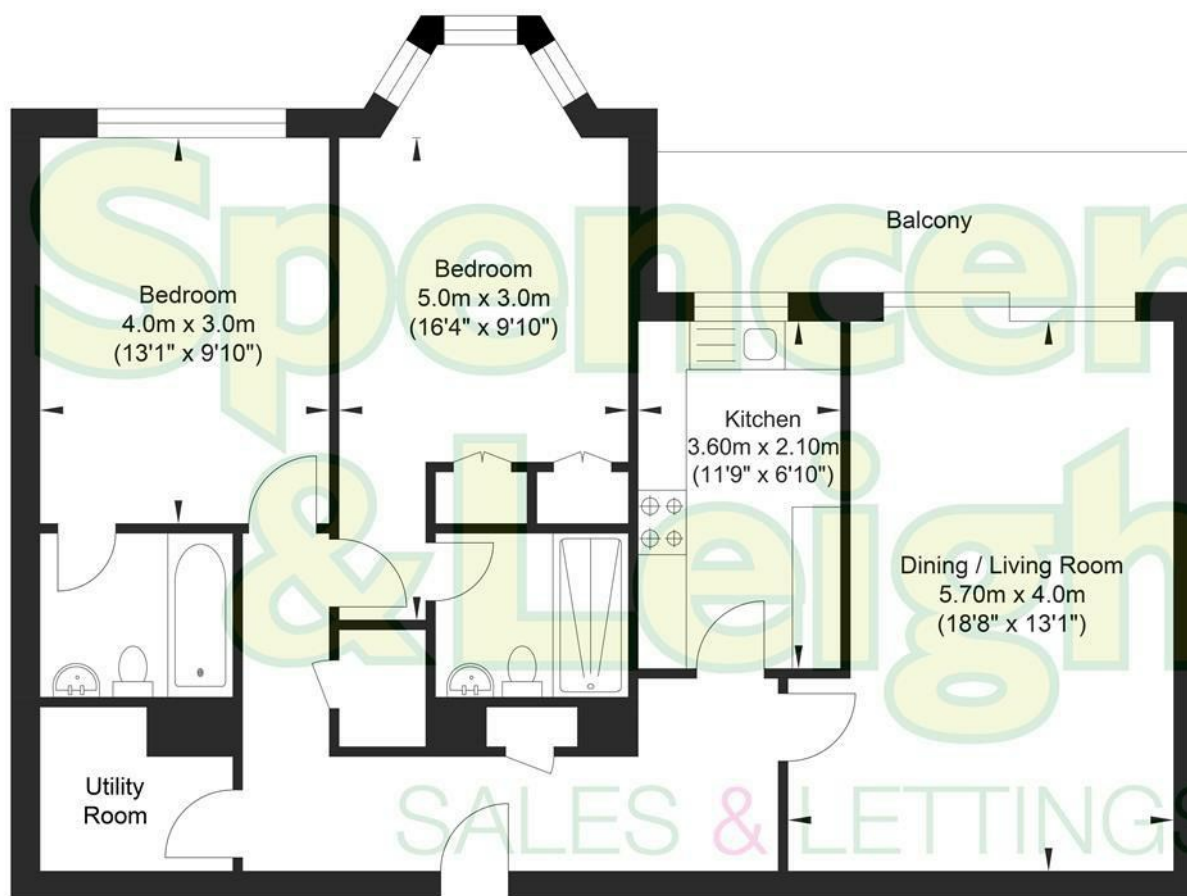


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	81
(69-80) C		
(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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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 purposed only, measurements are approximate, not to scale.