



15 Grosvenor Court Varndean Road, Brighton, BN1 6RR
£1,550 Per Calendar Month



Situated in the highly sought-after Varndean area of Brighton, this bright and well-presented two-bedroom apartment offers comfortable living in a peaceful residential setting, just moments from Preston Park Station and local amenities. The property comprises a spacious living/dining room with large window allowing plenty of natural light, and a modern fitted kitchen with matching wall and base units. Appliances include an integrated fridge/freezer, washing machine, slimline dishwasher, electric oven and hob, and microwave. There are two generous double bedrooms, making the apartment ideal for professional sharers or a small family. The main bedroom benefits from fitted wardrobes and additional storage. The fully tiled contemporary bathroom features a shower over bath, heated towel rail, vanity storage, bowl basin, and WC. Finished in neutral décor throughout, the property further benefits from gas central heating and double glazing. Council tax band: B. EPC rating: D. Available end of November.

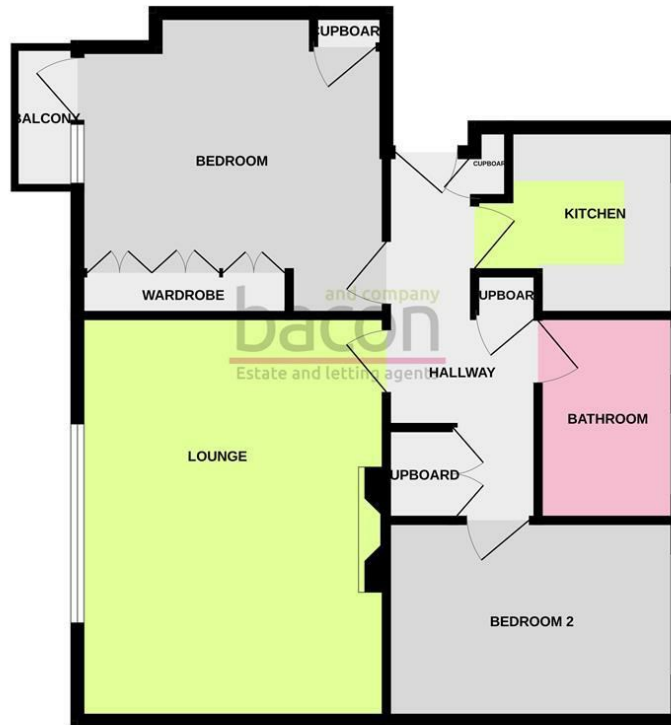
- Highly sought-after Varndean area of Brighton
- Spacious and bright two-bedroom apartment
- Generous living/dining room
- Modern fitted kitchen with matching wall and base units
- Integrated appliances
- Two double bedrooms
- Contemporary fully tiled bathroom
- Neutrally decorated throughout
- Gas central heating and double glazing
- Available end of November







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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