



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

**Spencer
& Leigh**

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

£1,195 PCM

- Spacious ground floor apartment
- Two double bedrooms
- 19ft Lounge with patio doors to communal gardens
- Two en-suite bathrooms
- Fitted kitchen with various appliances
- Underground allocated parking
- Gas fired central heating
- Handy storage / work station
- Available mid February 2019, unfurnished
- Situated on a sought after development

A larger than average two double bedroom ground floor apartment situated in the popular Varndean Estate development. The accommodation comprises, spacious 15ft x 19ft living room with full height patio doors accessing a private terrace and beyond the communal gardens & swimming pool, modern fitted kitchen with various appliances, master bedroom with built in wardrobes and a floor to ceiling bay window with patio doors, modern white en-suite bathroom, further double bedroom with fitted storage and second en-suite bathroom with shower over bath. Other points worthy of a mention include; ample storage including large storage room/work area, gas fired central heating, allocated underground parking & security covers on all windows. Preston Park mainline railway station & open green spaces along with local shops are conveniently situated within walking distance. Available immediately on an unfurnished basis, early viewing is highly recommended.



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.



Lounge
15'06 x 19'07

Kitchen
10'94 x 7'29

Bedroom
9'91 x 11'42

En-suite
6'56 x 5'69

Bedroom
9'83 x 13'38

En-suite
5'75 x 6'63

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



Start:
Spencer & Leigh
108 Old London Road, Brighton BN1
8YA

Head north-west on Old London Rd
towards Old Patcham Mews

Sharp left onto Patcham By-Pass/A23

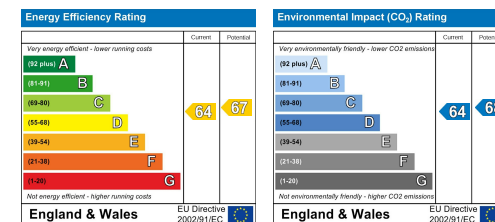
Continue to follow A23

Go through 1 roundabout

Turn left onto Varndean Rd

Turn left onto Varndean Drive

Arrive: Varndean Drive, Brighton BN1
6RL



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