



37, Highdown Court, Brighton, BN1 6TF

Spencer
& Leigh

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Brighton, BN1 6TF

£1,395 Per Month -

- Prestigious purpose built block
- Two double bedrooms
- Two bathrooms
- Spacious open plan lounge
- Modern fitted kitchen
- West facing balcony
- Private under croft parking
- Communal swimming pool & gardens
- Available immediately, unfurnished
- Exclusive to Spencer & Leigh

NO DEPOSIT OPTION AVAILABLE! Located in the prestigious Varndean Park development is this prominent purpose built apartment with two double bedrooms, two bathrooms, a balcony and under croft private parking, available immediately on an unfurnished basis. There is a south westerly facing lounge and balcony overlooking the communal pool which is heated and open to residents from March through to October. The stunning views stretch far and wide assisting with the feeling of space. The master bedroom has fitted wardrobe cupboards and the advantage of a modern en-suite bathroom. The second bedroom, which is also a double with views is conveniently located further down the hallway near the main bathroom. Undoubtedly the key feature this apartment boasts is a stunning dual aspect open plan lounge and a kitchen with modern fitted units. UPVC double glazing and gas fired central heating are in situ. Internal viewing is highly recommended to fully appreciate this apartment which is exclusive to Spencer & Leigh.



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.



Entrance hall
24' x 9'7

Living room
18'7 x 15'7

Kitchen
13'5 x 9'7

Bedroom one
15'7 x 9'11

En-suite
6'9 x 6'

Bedroom two
15'7 x 9'11

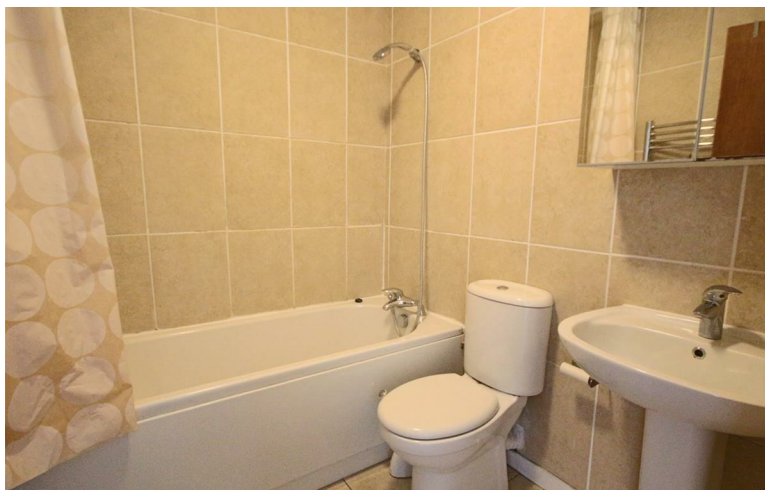
Family bathroom
6'9 x 6'

Balcony
9'7 x 5'2

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



Starting out at Spencer & Leigh
108 Old London Road, Patcham Brighton

Head northwest on Old London Rd toward Old Patcham Mews

Turn left onto Patcham By-Pass/A23

Continue to follow A23

Go through 1 roundabout

Turn left onto Varndean Road

Turn left onto Varndean Drive

Restricted usage road

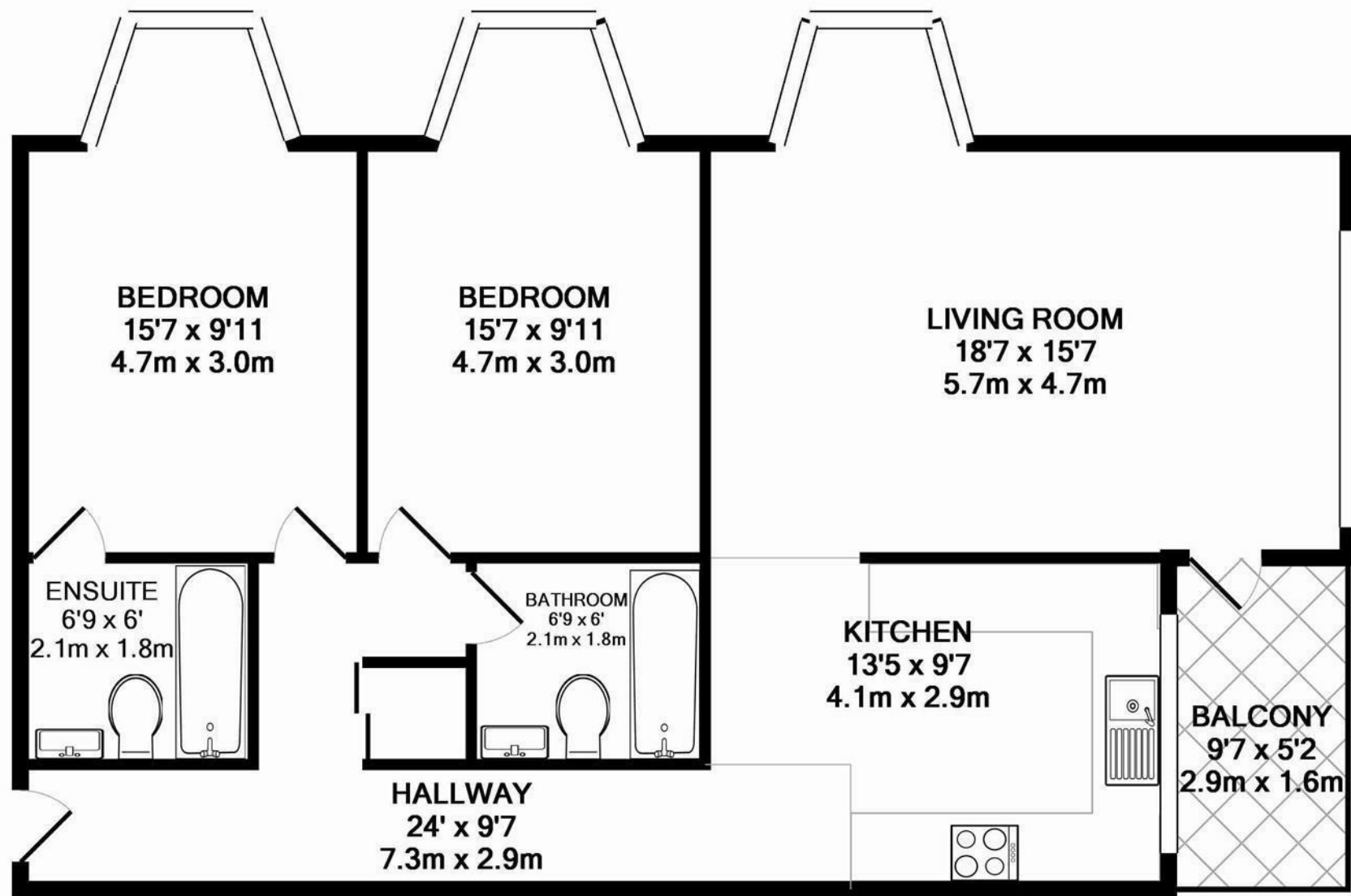
Turn right

Restricted usage road

Council:-
Council Tax Band:-

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	59	
(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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TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.9 SQ.M.)

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