

# Nicholas James



## Grosvenor Court, Varndean Road, Brighton, BN1 6RR

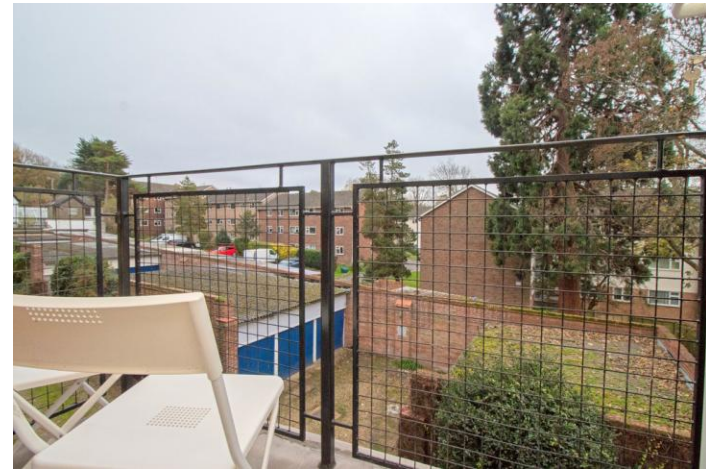
Guide Price £300,000 - £315,000

- Two Double Bedrooms
- South Facing Balcony
- No Onward Chain
- Share of Freehold

Superb first floor apartment with south facing balcony. Well presented and benefiting from large rooms, a good layout and plenty of natural light, all combining to create a real sense of space throughout. The accommodation comprises; two double bedrooms, lounge/ dining room, modern bathroom and separate kitchen. This well maintained quiet building has additional benefits including, delightful communal garden, communal bike storage and lockable storage on the basement level.

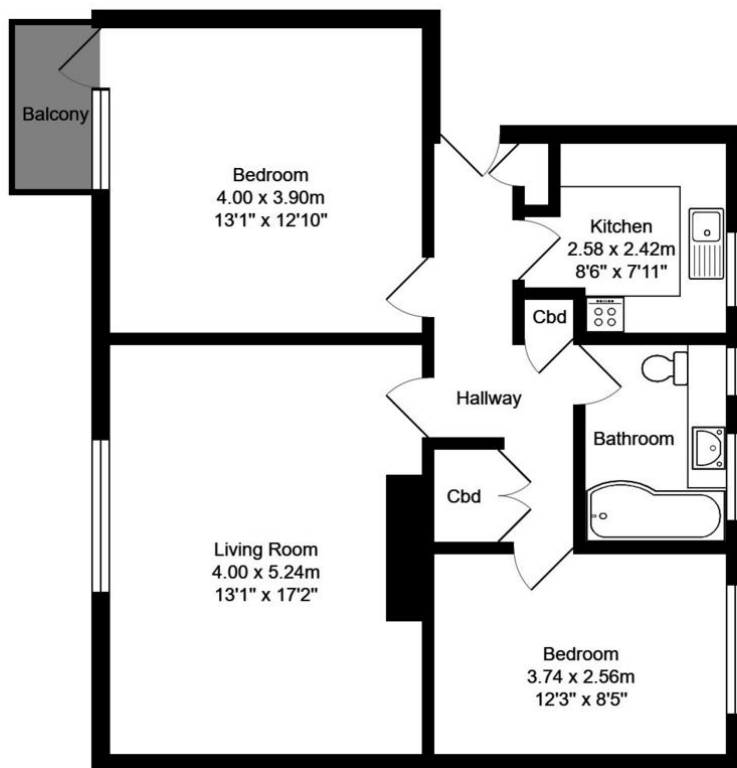
Conveniently situated in this highly popular location with easy access to public transport and Preston Park railway station with regular and direct links to London. There are popular local shops and cafes close by on London Road and Fiveways along with easy access into the City Centre.











Grosvenor Court  
Total Area: 67.7 m<sup>2</sup> ... 729 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

**Nicholas  
James**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

