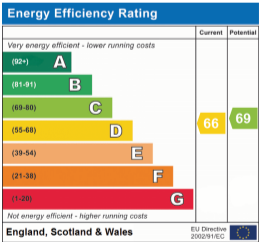
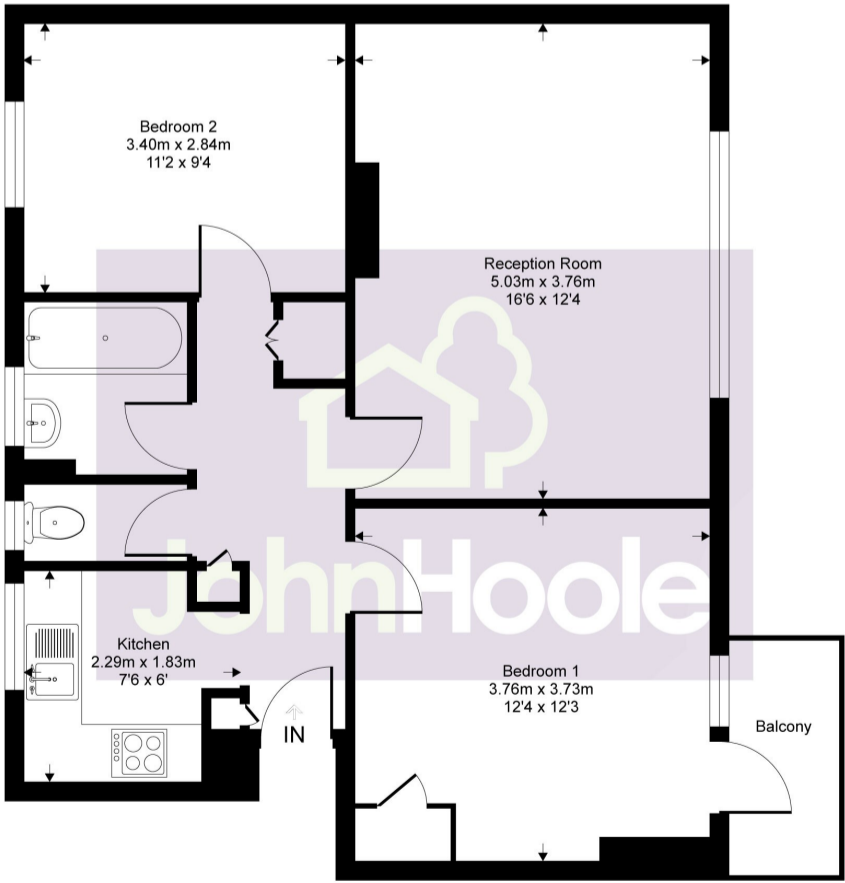




Varndean Road, Brighton, BN1 6RR  
Guide price £275,000-£285,000



**Varndean Road, BN1**  
Approximate Gross Internal Area = 61.1 sq m / 658 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





Situated on the sought-after Varndean Road in vibrant Brighton, this delightful first-floor apartment offers the perfect combination of style, space and convenience. Generously sized at 61m<sup>2</sup>, the flat features a bright and spacious living room, flooded with natural light to create a warm and inviting ambiance. The contemporary kitchen is both sleek and practical—perfect for home cooks and entertainers alike. Two well-proportioned double bedrooms provide comfortable accommodation, with the principal bedroom benefiting from a sunny South-facing balcony—ideal for enjoying your morning coffee or unwinding in the afternoon sun. The stylish bathroom continues the modern feel, and thoughtful touches such as a separate storage room add extra functionality to the home. The property also comes with a long lease and a share of the freehold, offering long-term security and peace of mind. Conveniently located within walking distance of Preston Park station, this property is ideal for commuters and enjoys excellent access to local amenities, green spaces and well-regarded schools—making it a fantastic choice for professionals, couples or small families.



- NO ONWARD CHAIN AND LONG LEASE
- SHARE OF FREEHOLD
- 2 BEDROOMS
- FIRST FLOOR PURPOSE BUILT APARTMENT
- SOUTH FACING BALCONY
- SEPARATE WC
- GOOD DECORATIVE ORDER
- STORAGE ROOM
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS