



Laine Close, Brighton



Asking Price
£300,000
 Share of Freehold

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- SHARE OF FREEHOLD
- ALLOCATED PARKING + GARAGE
- NO ONWARD CHAIN
- COMMUNAL SWIMMING POOL

Robert Luff & Co are delighted to bring to market this spacious two bedroom, two bathroom apartment situated in the exclusive Varndean Park Estate. Wellingtonia Court is surrounded by communal gardens and has access the stunning communal swimming pool. The property is conveniently placed for Preston Park station with good transport links into the City Centre. There is also easy access to the A23/A27 with its links to the motorway network, Gatwick and London.

Accommodation offers; South East facing lounge / diner, separate kitchen, two double bedrooms, one bathroom and a shower room. Other benefits include; off street parking + garage, no onward chain and a share of freehold

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
 Luff & Co**
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Accommodation

Agents Notes

Tenure: Share Of Freehold

Service Charge:

EPC Rating: C

Council Tax Band: C

28 Blatchington Road, Hove, East Sussex, BN3 3YN

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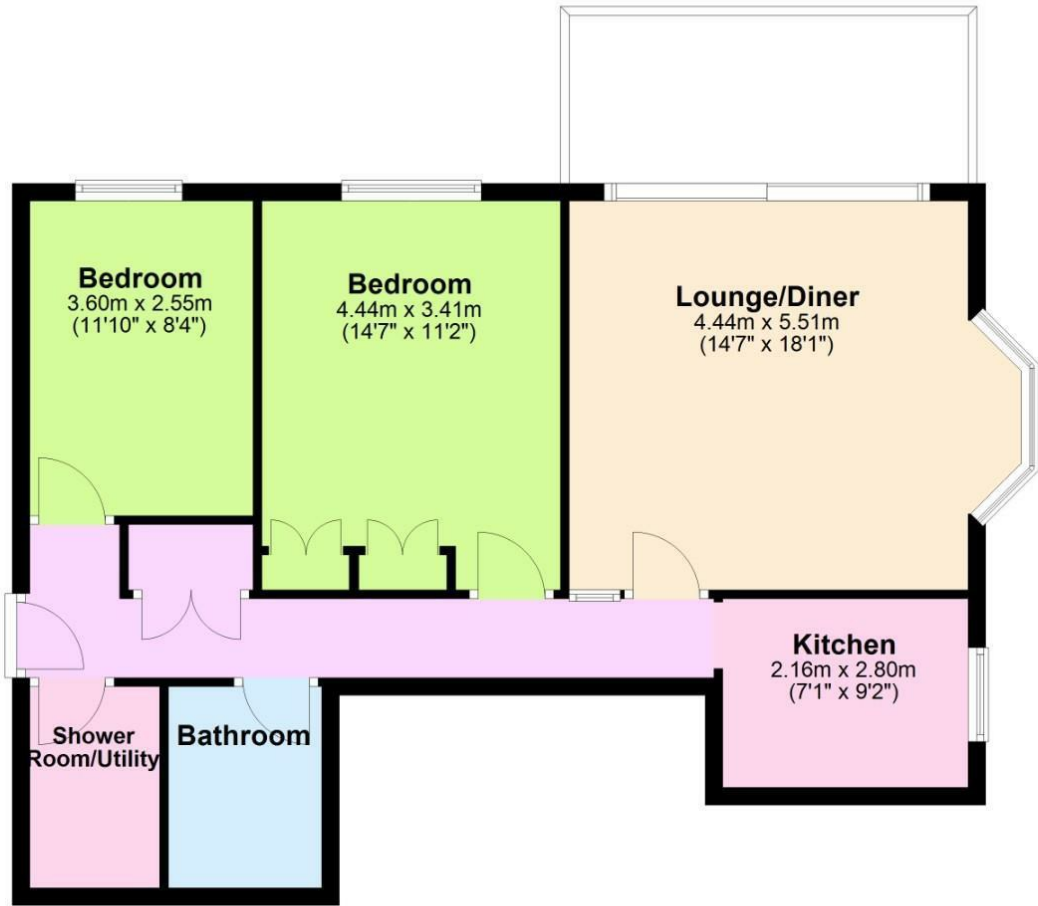
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Floor Plan

Approx. 70.1 sq. metres (755.0 sq. feet)



Total area: approx. 70.1 sq. metres (755.0 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
74	78
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.