
Spencer
&Leigh
1 Oak Close, Brighton, East Sussex, BN1 6RX

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Price £799,950 - Leasehold

- Detached family home
- Four good size bedrooms
- Spacious lounge & dining room
- Conservatory overlooking garden
- Family bathoom & en-suite & ground floor shower room
- South facing patio garden
- Driveway & garage
- Use of outdoor heated swimming pool
- Near Preston Park Station
- No ongoing chain

Situated in a quiet area of the exclusive Varndean Park estate, this detached family home is available with no onward chain. The spacious and well-presented accommodation includes a generous lounge that flows into a separate dining area and a conservatory overlooking the south-facing patio garden. The modern fitted kitchen comes with appliances, and there is a convenient ground-floor shower room.

On the first floor, you will find four well-proportioned bedrooms, one of which features en-suite facilities, along with a family bathroom. The property's outdoor spaces, surrounded by trees, offer a sense of seclusion. Additionally, a large garage provides ample storage space or a secure area to park a vehicle.

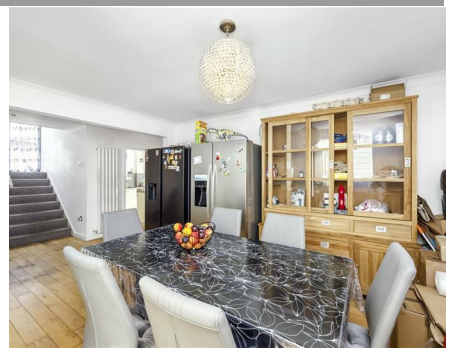
The home benefits from gas-fired central heating and double-glazed windows. Residents of the Varndean estate can also enjoy the use of a heated communal pool, available during the summer months. Viewing is highly recommended.



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.







Entrance

Entrance Hallway

Living Room
19'9 x 12'10

Dining Room
14'0 x 9'9

Conservatory
12'9 x 7'6

Kitchen
12'3 x 8'

G/f Shower Room/WC

Bedroom
16'3 x 14'

En-suite Bathroom

Bedroom
13'4 x 9'11

Balcony

Bedroom
13'4 x 9'7

Bedroom
9'10 x 7'10

Family Shower Room/WC

OUTSIDE

Garden

Double Garage
17'2 x 15'7

Property Information
946 years remaining on the lease - SOF
Service Charge - £1,338.42
Zero Ground Rent
Council Tax Band G: £4,299.07 2026/2027
Utilities: Mains Gas, Mains Electric. Mains water and sewerage
Parking: Garage, Driveway and restricted on street parking - Zone 10
Broadband: Standard 17 Mbps, Superfast 56 Mbps, Ultrafast 1000 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

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

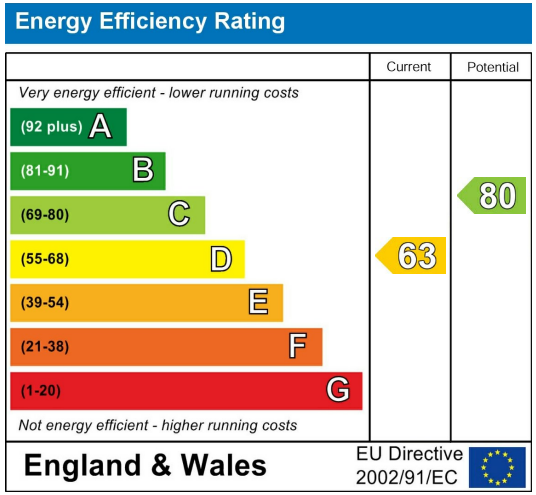








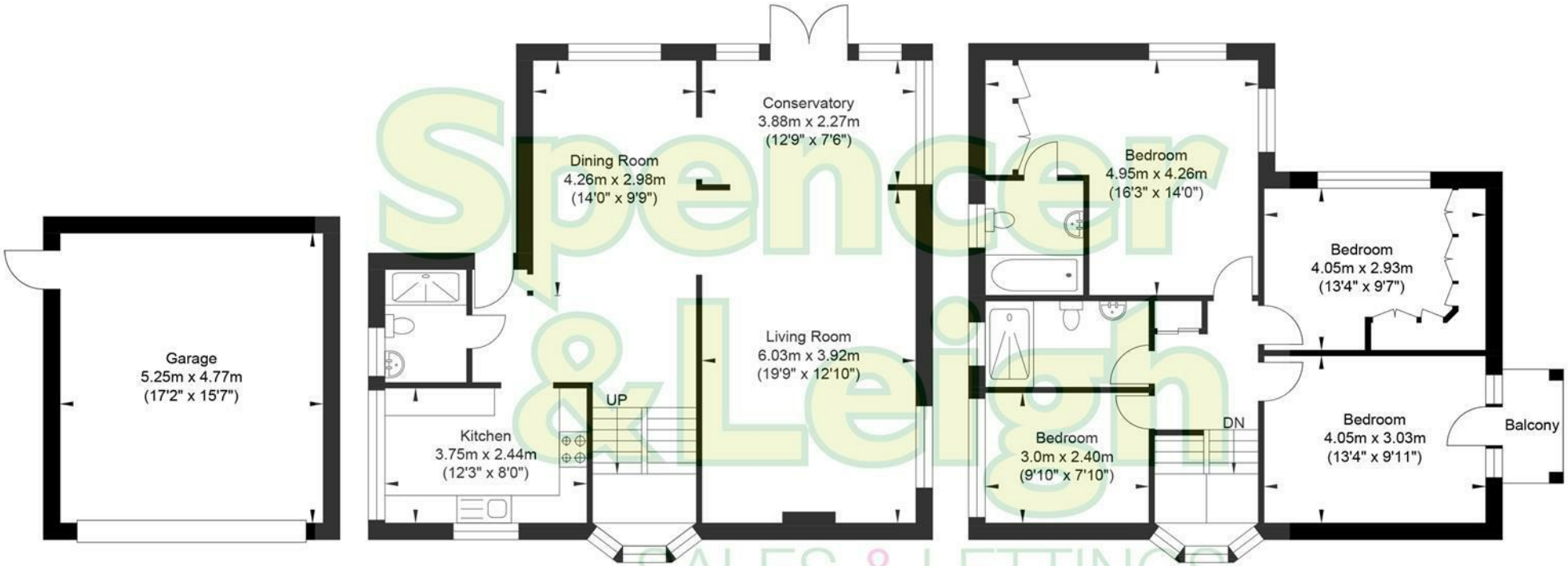
Council:- BHCC
Council Tax Band:- G



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Oak Close



Spencer & Leigh SALES & LETTINGS

Garage
Approximate Floor Area
269.09 sq ft
(25.0 sq m)

Ground Floor
Approximate Floor Area
764.0 sq ft
(71.0 sq m)

First Floor
Approximate Floor Area
721.0 sq ft
(67.0 sq m)

Approximate Gross Internal (Excluding Garage) Area = 138.0 sq m / 1485.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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