



9 Monterey Court Varndean Drive

Brighton, BN1 6TE

Guide price £395,000



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**Avard**  
Estate Agents



## Description

Nestled in the desirable area of Varndean Drive, Brighton, this immaculate flat offers a perfect blend of comfort and convenience. Spanning an impressive 875 square feet, the property features two well-appointed bedrooms, each with its own en suite shower room, alongside an additional separate bathroom, making it ideal for both families and professionals alike.

The flat is situated within a beautifully maintained block, providing a sense of community while ensuring privacy. Residents will appreciate the access to a communal swimming pool, perfect for leisurely afternoons or invigorating swims. Additionally, the property boasts the convenience of private underground parking, a rare find in such a vibrant location.

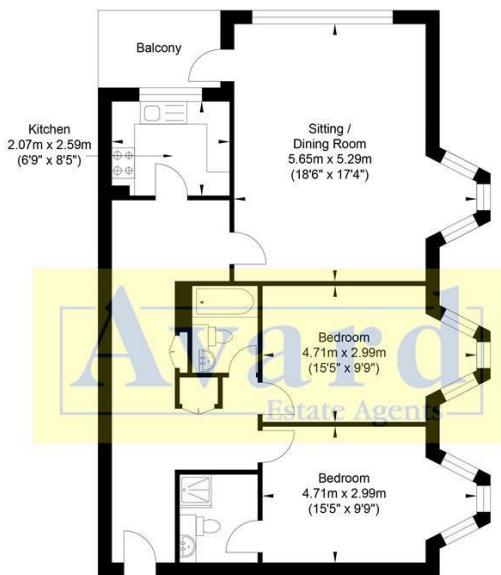
With no onward chain, this flat presents an excellent opportunity for those looking to move in without delay. Whether you are seeking a new home or a sound investment, this property on Varndean Drive is sure to impress. Don't miss the chance to make this delightful flat your own in one of Brighton's most sought-after areas.





## Floor Plan

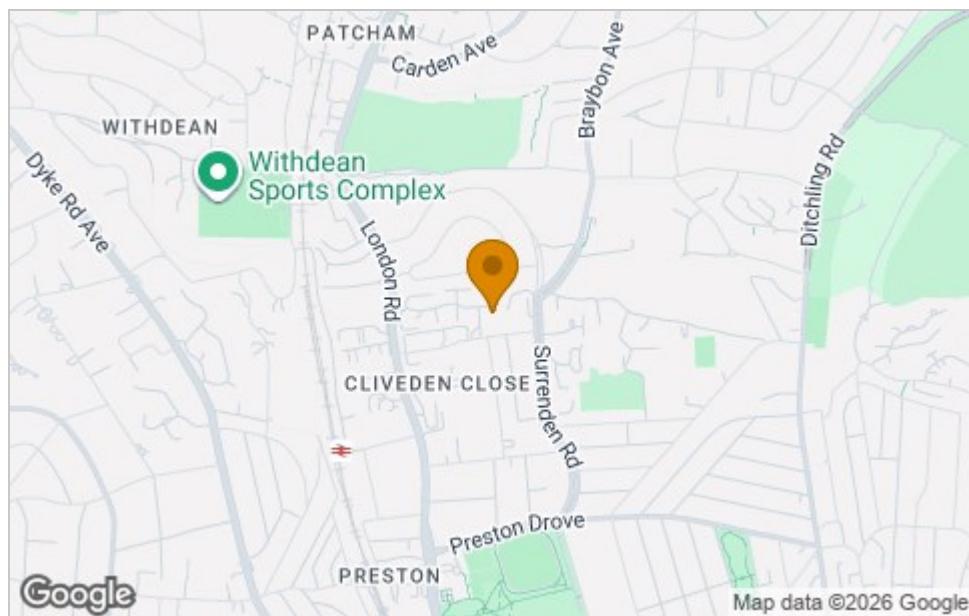
### Varndean Drive



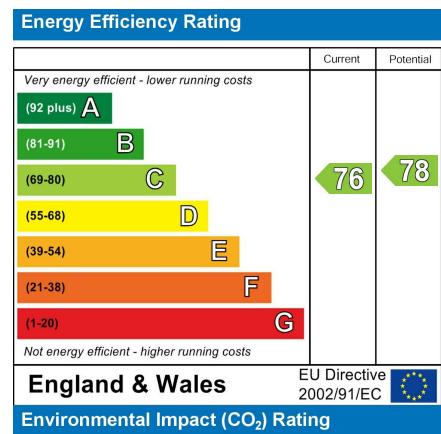
Ground Floor  
Approximate Floor Area  
874.56 sq ft  
(81.25 sq m)

Approximate Gross Internal Area = 81.25 sq m / 874.56 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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