



31 Princes Crescent, Brighton, BN2 3RA

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Enclosed Entrance Vestibule and door with original decorative leaded light panel to: Entrance Hall * Through Lounge/Dining Room with fireplaces * Modern Kitchen.

First Floor: Two Double Bedrooms * Modern Shower Room with white suite.

Outside: Front Garden & Walled Rear Garden

No Chain * Double Glazing

Situated in this popular residential area approximately 1 mile from Brighton City Centre and seafront with its comprehensive recreational facilities, beaches and shopping centre. There is local shopping close by at the Open Market & Famous Brighton Lanes. The beautiful 65-acre Preston Park with its tennis courts, bowling greens and cycle track is within walking distance as is Brighton railway station. residential area approximately 1 miles from Brighton City Centre and the seafront with its comprehensive recreational facilities, bathing beaches and shopping Centre. There is excellent local shopping close by at the Open Market & Brighton Lanes. The beautiful 65-acre Preston Park with its tennis courts, bowling greens and cycle track is are within walking distance as is Brighton railway station. ng distance as is Brighton railway station.

Council Tax Band C

Parking Zone J



Ground Floor
Area: 45.0 m² ... 485 ft²

First Floor
Area: 45.0 m² ... 485 ft²

Total Area: 90.0 m² ... 969 ft²
All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.