

**31 Princes Crescent**, Brighton, BN2 3RA

BEAUMONTS
ESTATE AGENTS

## Entrance Lounge / Diner 8.07 x 3.60m 26'6" x 11'10" Kitchen 3 59 x 2.38m 11'9" x 7'10

## Bedroom 5.25 x 4.32m 17'3" x 14'2" Landing Bedroom 3.68 x 3.50m 12'1" x 11'6" Shower Room 2.30 x 2.08m 7'7" x 6'10"

## **SUMMARY OF ACCOMMODATION**

<u>Ground Floor:</u> 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 are approximately 1 mile from Brighton City Centre and seafront with it's 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 it's 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



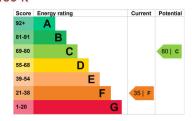


Ground Floor Area: 45.0 m<sup>2</sup> ... 485 ft<sup>2</sup>

First Floor
Area: 45.0 m<sup>2</sup> ... 485 ft<sup>2</sup>

Total Area: 90.0 m<sup>2</sup> ... 969 ft<sup>2</sup>

All measurements are approximate and for display purposes only.









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