



12 Crabtree Avenue, Brighton, BN1 8DE

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Porch * Living Room with feature fireplace * Dining Room * Modern Fitted Kitchen with door to garden.

First Floor: Landing with hatch to loft * Two Double Bedrooms both with built in wardrobes * Third Bedroom * Family Shower Room * Separate W.C.

Outside: A Beautiful Maintained Rear Garden with lawn area & flower borders, Patio, Greenhouse *. Garage with garden access.

Gas Fired Central Heating & Double Glazing

This very spacious semi-detached family house is in good decorative order and offers superb views over the surrounding area. The rooms are all of good size, attractive Lounge with separate Dining Rm. The kitchen has been refitted to an excellent specification with ample storage, worktops and integrated oven & hob. Two of the first-floor bedrooms are doubles, third a large single. A Shower room is fitted with a modern white suite and separate W.C. The attractive rear garden has a patio area, lawn and flower borders together with a greenhouse. Garden access to a garage.

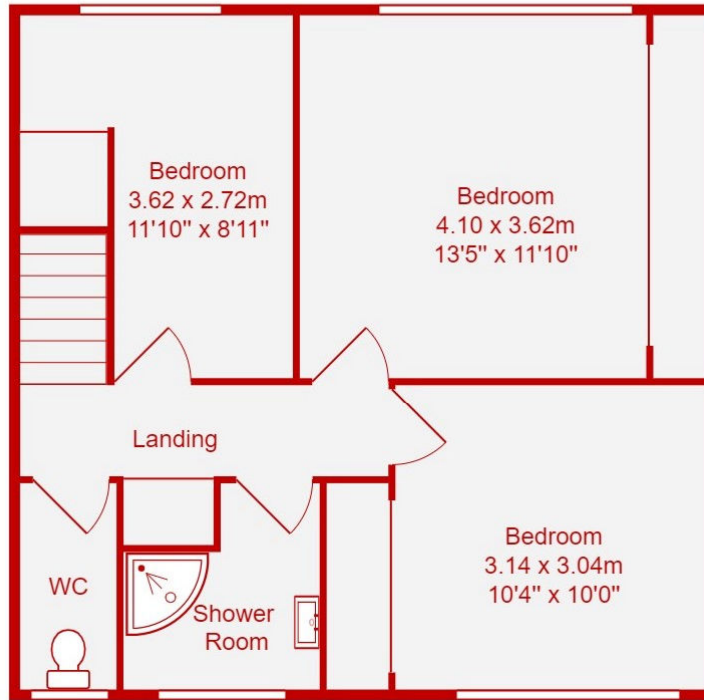
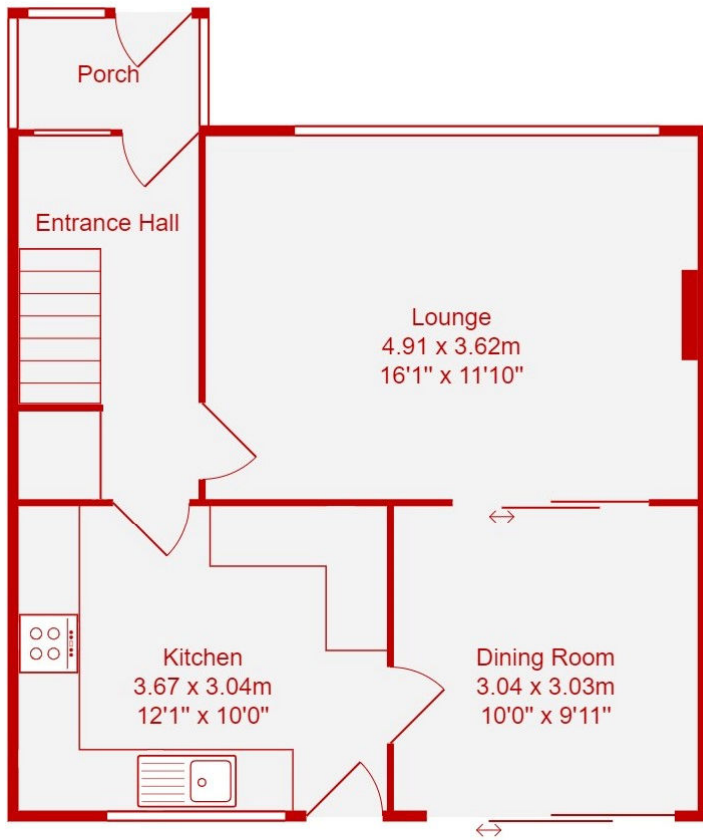


Situated in this popular residential area with good local shopping available nearby at Patcham Village with the Co op as well as at Fiveways with a further range of independent shopping. There is a good local bus service providing access to all parts of Brighton and Hove and Preston Park Railway station is approximately two miles distant. There are good schools close by catering for children of all ages and Brighton City centre with its main shopping thorofare and Seafront with its fine bathing beaches and recreational facilities being approximately 3 miles distant. The property is also within reach of Carden Avenue with Marks & Spencer Food Hall and the Asda supermarket.

Hollingbury Golf Course, Brighton's only municipal course, is also within easy reach as is the beautiful Wild Park Nature Reserve, Stanmer Park and Burstead Woods which are very popular with dog walkers. Both Sussex University and the American Express Community Stadium (home of Brighton & Hove Albion) are less than three miles distant.

Council Tax Band C



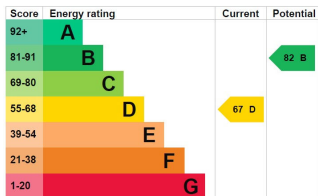


Ground Floor
 Area: 47.7 m² ... 513 ft²

First Floor
 Area: 46.3 m² ... 499 ft²

Total Area: 94.0 m² ... 1012 ft²

All measurements are approximate and for display purposes only.



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www.beaumontsresidential.co.uk



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.