



45 Wolverstone Drive, Brighton, BN1 7FB

**BEAUMONTS**  
ESTATE AGENTS

## SUMMARY OF ACCOMMODATION

**GROUND FLOOR:** Enclosed Entrance Porch \* Spacious Entrance Hall with store cupboard \* Bright and airy through Living Room offering lovely views over the surrounding area \* Modern fitted Kitchen Breakfast Room with ample store cupboards and worktops together with integrated appliances \* Three Bedrooms \* Conservatory \* Half tiled Wet Room with white suite

**OUTSIDE:** Front Garden with lawn \* Side access to the landscaped rear garden with lawn and raised patio area, rear access.

**GARAGE/WORKSHOP** with own driveway, up n over door, power points

### ***GAS CENTRAL HEATING & DOUBLE GLAZING***

This attractive and deceptively Spacious semi-detached family home enjoys very bright and airy accommodation, is tastefully decorated and offers lovely views over the surrounding area. The spacious living room having an open working fireplace and the kitchen fitted with a wide range of modern units and ample worktops together with the dining area. All three bedrooms are of a good size and the part tiled wet room is fitted with a white suite.



Situated in this popular residential area with good local shopping available nearby in 'The Dip' and Fiveways as well as good public transport to all parts of Brighton and Hove within easy reach. There are good schools close by catering for children of all ages and Brighton City centre with its main shopping thoroughfare and Seafront with its fine bathing beaches and recreational facilities being approx. 2 miles distant. The property is also well placed for easy access to Sussex University & the Amex Stadium. Also close by are Burstead Woods which lead up to the South Downs and is very popular with dog walkers.

**Local Information**

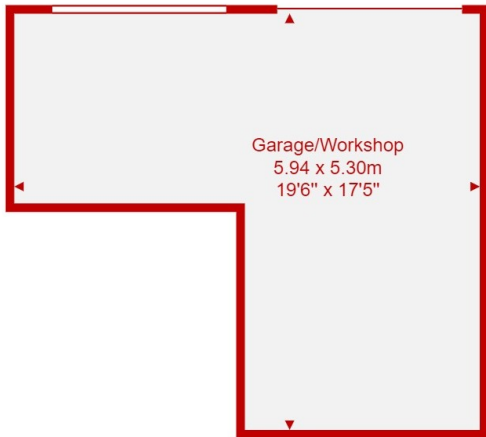
Hertford Infants School      0.5 miles  
Downs Junior School        0.7 miles  
Dorothy Stringer High School 1.3 miles  
Varndean Schools Complex   1.0 miles

Moulsecombe Station        0.4 miles  
London Road Station        1.1 miles  
Brighton Mainline Station    2.2 miles

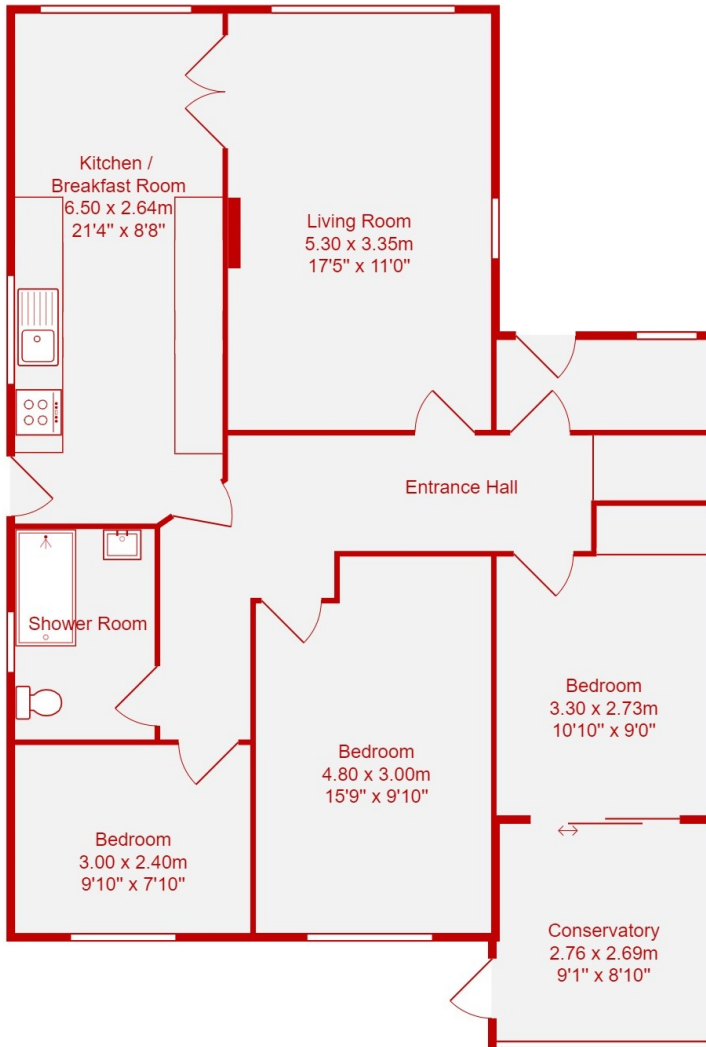
Brighton Seafront            2.0 miles  
*All distances approximate*

Council Tax Band





**Garage**  
Area: 23.0 m<sup>2</sup> ... 248 ft<sup>2</sup>



**Ground Floor**  
Area: 96.0 m<sup>2</sup> ... 1034 ft<sup>2</sup>

**Total Area: 119.0 m<sup>2</sup> ... 1281 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		94
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	44	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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.