



36 Lowther Road, Brighton, BN1 6LG

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Hall * Through Living Room with open fire place and Pine flooring * Modern fitted Kitchen with integrated appliances * doors to side and picture window overlooking the garden.

First Floor: Three double bedrooms * Modern Bathroom with white suite and part tiled walls

Top Floor: Master suite with double bedroom and modern en suite shower room.

Outside: East facing walled rear garden with paved sun deck and shrub borders, outside water tap.

**GAS FIRED CENTRAL HEATING * DOUBLE GLAZING
PINE FLOORING * PLANTATION SHUTTERS**

A fine opportunity to acquire this truly exceptional bay fronted Edwardian family house situated in this popular tree lined road close to Fiveways. The east/west aspect providing bright and airy rooms which are all tastefully decorated. The property still retains some fine period features.

The spacious kitchen breakfast room being fitted with a wide range of high gloss cupboards with white composite stone worktops and ample base cupboards and wall units. All four bedrooms are double and both the en suite shower and the bathroom are fitted to a very high standard with modern white suites

Outside to the front of the property is a small low maintenance front garden. The East facing walled rear garden has a good size sun deck, and lawn.



Lowther Road is a highly sought-after tree lined residential road running between Preston Drove and Osborne Road. It is therefore within easy walking distance of a comprehensive range of local shopping both at Fiveways including a Post Office, Chemist, Co Op, Butcher and Baker with a wide variety of additional shopping in Preston Village. There are excellent schools for children of all age groups within walking distance as are both Blaker's Park and the beautiful 65-acre Preston Park with its wide range of recreational facilities including Tennis Courts, Bowling Greens and Cycle Track.

Preston Park Railway Station is only 10-minute walk away and both Brighton Mainline and London Road railway stations are within easy reach. Brighton City center with its comprehensive shopping, theatres, cinemas and fine range bars and restaurants and the Seafront are all less than 2 miles distant.

Local Information

Downs Junior School	0.6 miles
Balfour Road Infants	0.5 miles
Dorothy Stringer High School	0.7 miles
Varndean Schools Complex	0.5 miles
Cardinal Newman School	1.3 miles

Preston Park Station	1.0 miles
London Road Station	0.8 miles
Brighton Station Mainline	1.5 miles

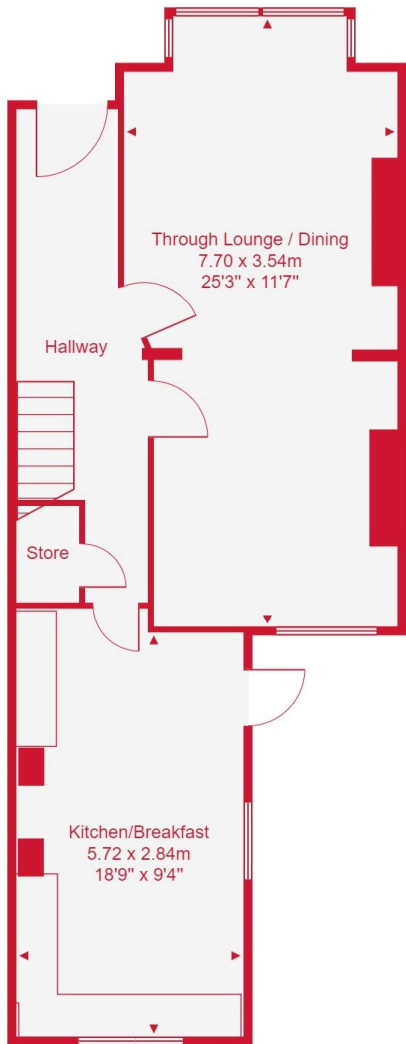
Brighton Seafront	2.0 miles
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Brighton Shopping Centre	1.8 miles
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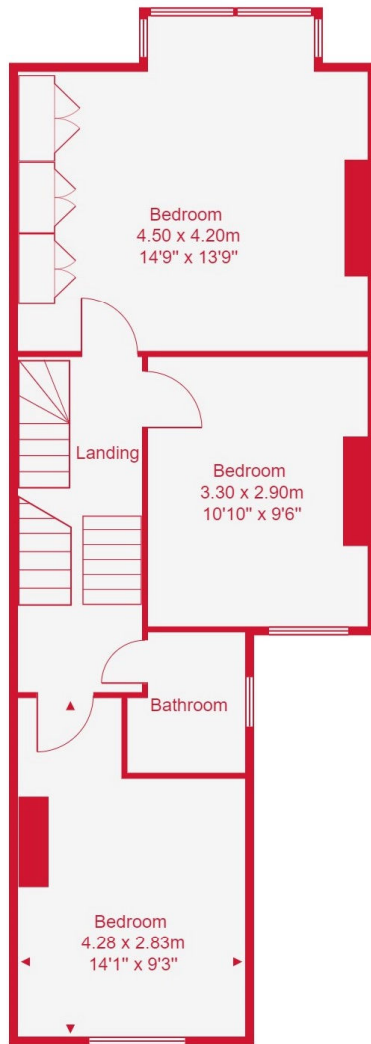
All distances approximate

Council Tax Band D
 Parking Zone F





Ground Floor



1st Floor



2nd Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total Area: 125.5 m² ... 1351 ft²

All measurements are approximate and for display purposes only.

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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.