



B
BEAUMONTS
FOR SALE
0273 550881

14 Waldegrave Road, Brighton, BN1 6GE

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Vestibule * Hallway with original ceiling moldings and original banister * Through Living Room with open fire place & ceiling mouldings * Stunning fitted Kitchen Breakfast Room with Slate tiled floor and high spec appliances * French doors to the rear garden.

First Floor: Spacious Landing * Three Double Bedrooms * Family Bathroom * Separate Cloakroom.

Top Floor: Loft room.

Outside: Beautiful front tiled path, side access to a landscaped rear south east facing garden.

*** Double Glazing***
*** Gas Central Heating***

This fantastic semi-detached Victorian family home is being sold with no ongoing chain by its present owners who used it as their home before moving out of the area. The light & airy through living room having a lovely cast iron working fire place and Pine flooring. The beautiful bespoke kitchen with solid wood worktops, Range cooker with generous breakfast area, large French doors allowing access to the good size rear garden.

The Master bedroom with bay fronted has one wall given to a wide range of bespoke wardrobes Two further double bedrooms, family bathroom suite with separate cloakroom. Loft room, wonderful views and built in storage.

Outside to the front, a new pathway laid, in keeping with age of these properties. Side access to a landscaped rear garden, with paved patio area, lawn, additional shingle seating area, shed and beautifully designed flower beds.



Waldegrave Road is a highly sought-after tree lined residential road running between Preston Drove and Stanford Avenue. Within easy walking distance is a comprehensive range of local shopping both at Fiveways and Preston Village including a Post Office, Chemist, Co Op, Butcher and Baker. There are also excellent take away shops and a Delicatessen closeby. 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 and London Road railway stations also being within easy reach. Brighton City centre with its comprehensive shopping, theatres, cinemas and fine range bars and restaurants and the Seafront are all less than 2 miles distant.

Local Information

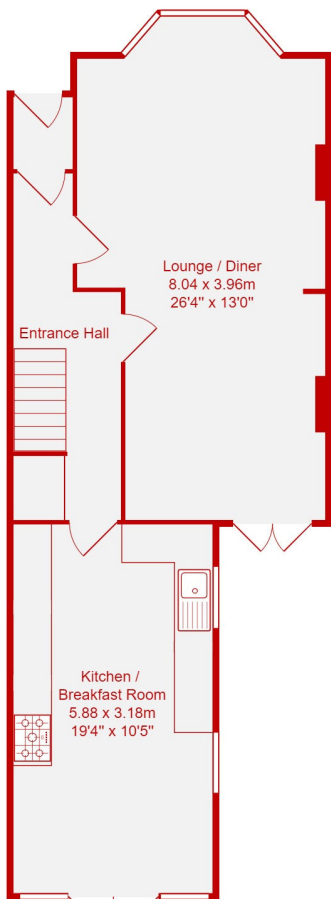
- Downs Junior School 0.4 miles
 - Balfour Road Infants 0.5 miles
 - Dorothy Stringer High School 0.7 miles
 - Varndean Schools Complex 0.7 miles
 - Cardinal Newman School 1.4 miles

 - Preston Park Station 1.0miles
 - London Road Station 0.7 miles
 - Brighton Station Mainline 1.5 miles

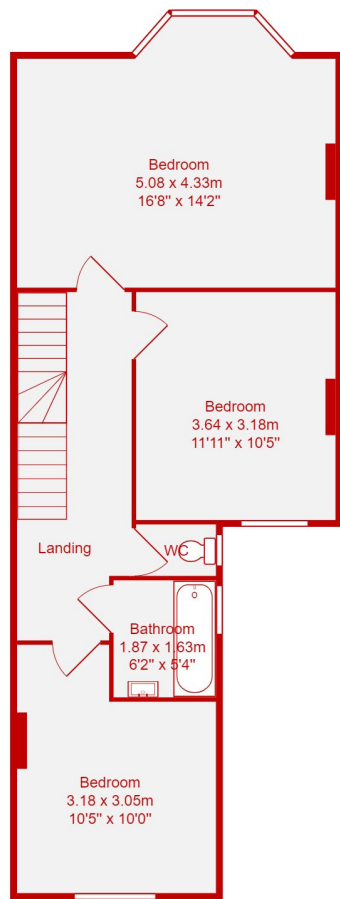
 - Brighton Seafront 1.9 miles

 - Brighton Shopping Centre 1.6 miles
- All distances approximate**
 Council Tax Band E
 Car Parking Zone J





Ground Floor
Area: 57.0 m² ... 614 ft²



First Floor
Area: 57.5 m² ... 619 ft²

Total Area: 133.5 m² ... 1437 ft²

All measurements are approximate and for display purposes only.



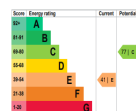
Attic
Area: 19.0 m² ... 204 ft²



Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

The average energy rating is D. The average energy score is 60.



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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.