



B
BEAUMONTS
FOR SALE
01273 550881

233 Ditchling Road, Brighton, BN1 6JD

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Vestibule * Entrance Hall * Through Living Room with bay window to front and sliding dividing doors * Breakfast Room & Kitchen.

First Floor: Spacious Landing * Three Double Bedrooms * Study/Bedroom 4 * Bathroom.

Outside: Front garden * Sunny west facing walled rear garden with paved patio, lawn and mature fruit tree, timber built garden shed.

CHAIN FREE Gas fired central heating

This delightful property retains many attractive period features including ceiling mouldings, sash windows and doors together with the original leaded lights in the front door. The property also has the benefit of some double glazing together with gas fired central heating, however the property is now ready for a program of refurbishment and modernisation. The well-proportioned rooms offer light and airy accommodation and this attractive Victorian property will be a very spacious and comfortable family home. Conveniently situated just south of Fiveways the property is well placed for good local shopping and excellent schools for children of all age groups. Brighton City Centre with its excellent shopping and seafront with its bathing beaches and many recreational facilities are approximately 1.5 miles distant. Preston Park mainline railway station is approximately 0.5 miles distant.



Situated in this popular residential area approximately 2 miles from Brighton City centre and the seafront with its comprehensive recreational facilities, bathing beaches and shopping centre. There is excellent local shopping closeby at Fiveway's including a Baker, Grocer, Coop, Butcher and Post Office and at Preston Village with a Sainsbury's Local. Both Blaker's Park with its children's play area and the 65 acre Preston Park with its tennis courts, bowling greens and cycle track is are within walking distance as is Preston Park railway station. The property is also very conveniently located for easy access to the excellent schools for children of all age groups including the very popular Balfour/Varndean school complex.

Local Information

Downs Infant & Junior	0.4 miles
Balfour Road Infants	0.7 miles
Dorothy Stringer High School	0.7 miles
Varndean Schools Complex	0.5 miles

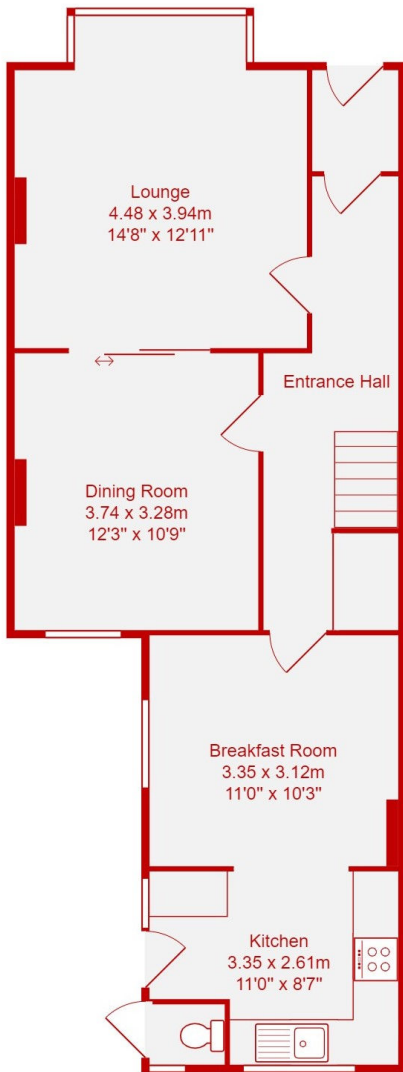
Preston Park Station	1.0 miles
London Road Station	0.8 miles
Brighton Mainline	1.7 miles

Brighton Seafront	2.0 miles
Brighton Shopping Centre	1.8 miles

All distances approximate

Residents Parking Zone	J
Council Tax Band	D





Ground Floor
Area: 60.5 m² ... 652 ft²

First Floor
Area: 60.5 m² ... 652 ft²

Total Area: 121.0 m² ... 1302 ft²

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT

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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.