



Flat 2, 30 Florence Road, Brighton, BN1 6DJ

**BEAUMONTS**  
ESTATE AGENTS

## SUMMARY OF ACCOMMODATION

**Ground Floor:** Covered Entrance Porch with original leaded light front door and communal hallway leading to:

**Ground Floor:** Front door leading to the hallway with Three built in storage cupboards. A lovely spacious Living Room with large south facing dual French doors offering attractive views over the Private Garden. A large Double Bedroom with ample storage space. Galley Kitchen with plenty of work surface, space for appliances with views over the garden & stable door giving access. Attractive Bathroom fitted with a modern white suite. Private South facing landscaped garden with mature shrubs, patio area & rear access to the private parking space.

- \* Gas Fired Central Heating \*
- \* Double Glazed \*
- \* Off Road Parking \*
- \* Share of Freehold \*

This beautiful and very well presented flat is situated on the Ground floor of this large Victorian Detached property, with the benefit of a spacious hallway with large storage cupboards. A particularly attractive feature in this superb property is the South facing Living Room with dual French doors offering attractive views & access to the Private South facing garden. The double bedroom has ample storage and the kitchen has a wide range of modern units and with ample store cupboards and worktops. There is gas central heating from a modern combination boiler and the windows are double glazed. The property has a private drive giving access to the rear of the property, private parking space & front garden.



This lovely property is situated in this tree lined residential road which runs between London Road and Ditchling Road in this highly sought after area close to the beautiful 65acre Preston Park with its excellent recreational facilities including Tennis Courts, Bowling Greens and children's play area. There is an excellent range of local shopping within walking distance at Fiveways which includes a Post office, Butcher, Baker, Greengrocer, Deli and Co-Op. Also within walking distance are excellent schools for children of all age groups. There is excellent public transport within easy reach providing access to Brighton City Centre and the A27. Preston Park mainline railway station, with a direct service to London Victoria is just a short walk away and Brighton seafront with its fine recreational facilities and bathing beaches being approximately two miles distant.

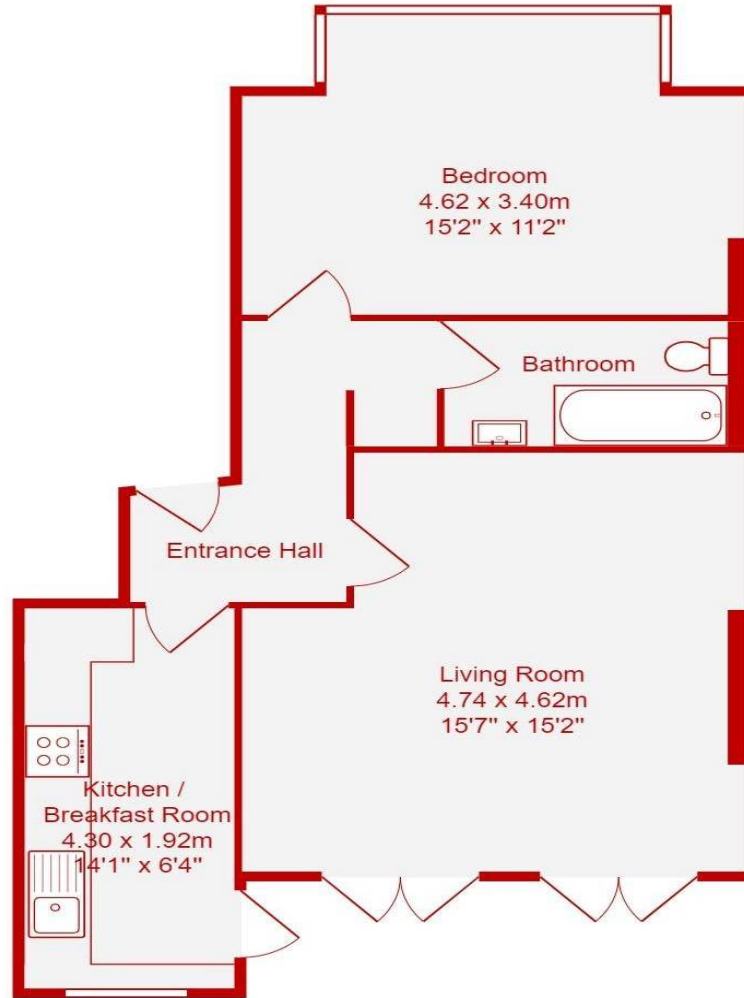
**Local Information**

Downs Infant & Junior	0.2 miles
Balfour Road Infants	1.1 miles
Dorothy Stringer High School	1.3 miles
Varndean Schools Complex	1.1 miles
Preston Park Station	0.8 miles
London Road Station	0.5 miles
Brighton Mainline	1.3 miles
Brighton Seafront	1.4 miles

*All distances approximate*

Residents Parking Zone J  
 Council Tax Band B  
 Maintenance Approx £480 PA





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**Total Area: 53.0 m<sup>2</sup> ... 570 ft<sup>2</sup>**

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.