



24 Havelock Road, Brighton, BN1 6GF

**BEAUMONTS**  
ESTATE AGENTS



## SUMMARY OF ACCOMMODATION

**Garden Floor:** Front door leading to hallway, Lounge with open fire & bay window \* Dining room \* Kitchen with French doors to the rear garden.

**Ground Floor:** Front door to: spacious Entrance Hall \* Living Room with bay window to front & fireplace \* Bedroom \* Separate W.C. \* Family bathroom with roll top bath & separate shower.

**First Floor:** Spacious Landing \* Three Double Bedrooms \* Separate W.C.

**Second Floor:** Attic room with Velux windows \* Eaves storage \* Pedestal wash hand basin.

**Outside:** Landscape front & rear gardens with side access \* Rear garden has two seating areas, lawn & large shed \* Understair storage cupboard.

### Gas fired central heating

A superb opportunity to acquire this beautiful Victorian semi detached Townhouse property which still retains a wealth of character including fire places stripped floorboards & sash windows. There is a superb living room plus two further reception rooms, kitchen together with four double bedrooms, a family bathroom with separate shower, two separate Cloakrooms & Attic room. To the rear an attractive Oasis of a rear garden that has to be seen to be believed.



This lovely property is situated in this lovely tree lined residential road which runs between Stanford Avenue and Preston Drive 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 mainlines 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.

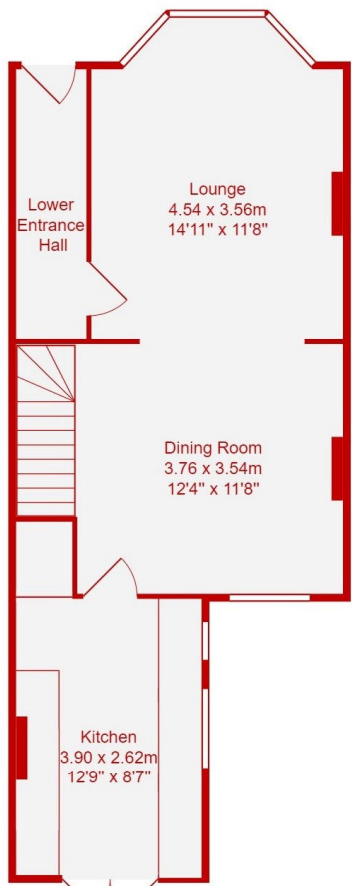
**Local Information**

- Local shopping at London Rd 0.5 miles
- The Lanes 1.0 miles
- Preston Park 0.2 miles
- Varndean Schools Complex 0.9 miles
  
- Preston Park Station 1.1 miles
- London Road Station 0.3 miles
- Brighton Mainline Station 1.0 miles
  
- Brighton Seafront 1.4 miles
- Brighton Shopping Centre 1.3 miles

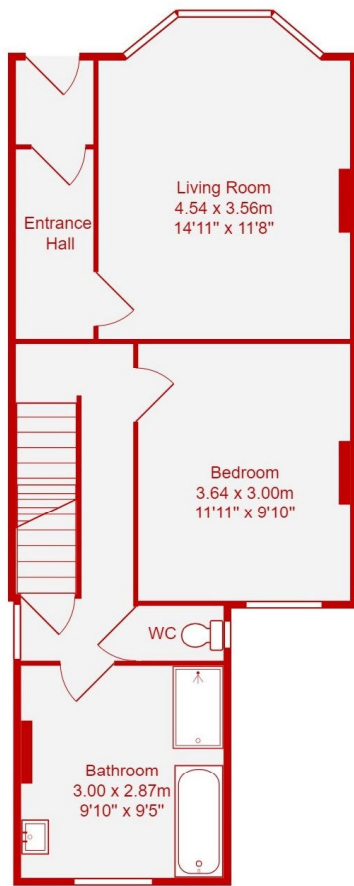
*All distances approximate*

Council Tax Band E





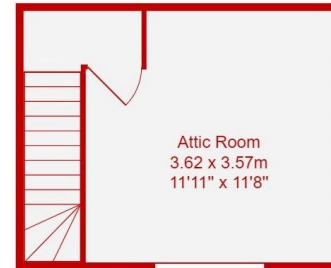
**Lower Ground Floor**  
Area: 47.0 m<sup>2</sup> ... 506 ft<sup>2</sup>



**Ground Floor**  
Area: 49.0 m<sup>2</sup> ... 528 ft<sup>2</sup>



**First Floor**  
Area: 49.0 m<sup>2</sup> ... 528 ft<sup>2</sup>



**Second Floor**  
Area: 16.0 m<sup>2</sup> ... 173 ft<sup>2</sup>



**Total Area: 161.0 m<sup>2</sup> ... 1732 ft<sup>2</sup>**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

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

01273 550881

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.