



2 Oldbury Row, Brighton, BN1 7GY

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Spacious Living Room with French doors to front garden * Luxury fitted kitchen dining area fitted with a wide range of modern units and integrated Miele appliances * Cloakroom * Rear courtyard.

FIRST FLOOR: Two double bedrooms * Family Bathroom.

TOP FLOOR: Master bedroom offering views over the surrounding area * Spacious Shower Room /W.C.

OUTSIDE: West facing front garden * Communal bin area & cycle store

GAS CENTRAL HEATING FROM COMBI BOILER * DOUBLE GLAZING * SOLAR PANELS

The open plan living room has underfloor heating and is west facing, the large double glazed doors giving a light and airy feel. The luxury Kitchen is fitted with a wide range units and has integrated Miele appliances. All the bedrooms are a good size and the spacious Family Bathroom is fully tiled and fitted with a stylish white designer suite and the Master Bedroom also has an En Suite Shower Room. There are maintained garden & courtyard at rear.

This attractive low energy ECO home property offers spacious very light airy accommodation which is built to a high specification and is tastefully decorated throughout. The exceptionally high level of energy efficiency comes from the high level of insulation in addition to the double glazing and the latest Potterton Promax combination boiler and the electricity producing Photovoltaic panels.



No 2 Oldbury Row is located at the southern end of Dudley Road in a **Private** & quiet residential road. There is good local shopping available nearby in 'The Dip' and Fiveways as well as good public transport to all parts of Brighton and Hove being within easy reach. There are excellent schools close-by catering for children of all ages and Brighton City centre with its main shopping thoroughfare and Seafront with its fine bathing beaches and recreational facilities being approximately 2 miles distant. The property is also close to the lovely Burstead Woods which lead up to the Downs and are very popular with dog walkers.

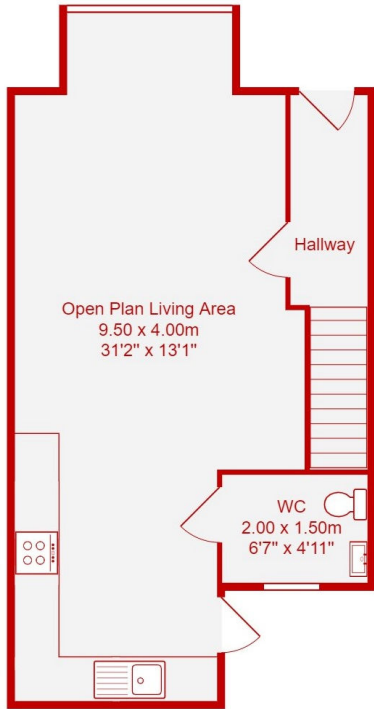
Local Information

Downs Junior & Infants	0.25 miles
Balfour Road Infants	0.9 miles
Dorothy Stringer High School	1.2 miles
Varndean Schools Complex	0.8 miles
Cardinal Newman School	1.8 miles
Preston Park Station	1.4 miles
London Road Station	0.5miles
Brighton Mainline Station	1.6 miles
Brighton Seafront	1.7 miles
Brighton Shopping Centre	1.5 miles

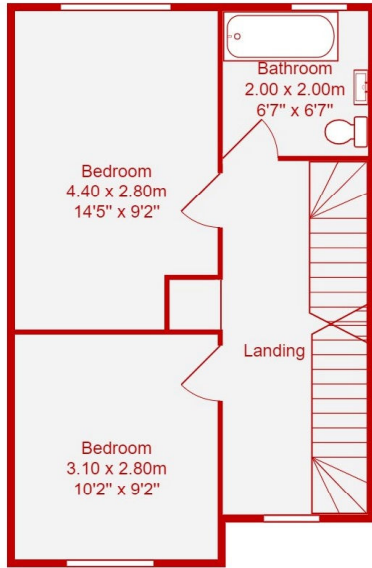
All distances approximate

Council Tax Band D





Ground Floor
Area: 40.1 m² ... 431 ft²



First Floor
Area: 36.0 m² ... 387 ft²



Second Floor
Area: 24.0 m² ... 259 ft²

Total Area: 100.1 m² ... 1078 ft²



BEAUMONTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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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.