



**Top Flat, 6a Florence Road, Brighton, BN1 6DJ**

**BEAUMONTS**  
ESTATE AGENTS



## SUMMARY OF ACCOMMODATION

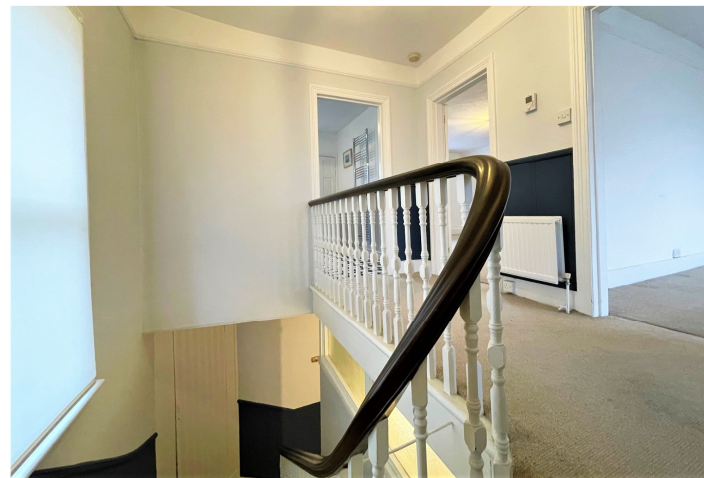
**Ground Floor:** Covered Entrance Porch with original leaded light front door and stairs to:

**First Floor:** Landing and door and private staircase to the top floor flat.

**Top Floor:** Spacious Landing with original staircase and banister, window to side, hatch to loft space. A lovely spacious Living Room with large south facing picture window offering attractive views over the area. A very large Double Bedroom with ample storage space. Recently refitted Kitchen with ample storage and worktops. Attractive Bathroom fitted with a modern white suite & Shower Cubicle and airing cupboard with plumbing for washing machine.

- \* **Gas Fired Central Heating** \*
- \* **Part Double Glazed** \*
- \* **Share of Freehold** \*

This beautiful and very well presented flat is situated on the top floor of this large Victorian semi, with the benefit of an internal staircase from the 1<sup>st</sup> floor level thus proving a and bright and airy entrance into the accommodation. The spacious landing has a large window to side and cloaks cupboard. A particularly attractive feature is the superb approx. 17ft x 15ft 5 south facing Living Room with a picture window offering attractive views over the surrounding area. The double bedroom has ample storage and the kitchen has been recently refitted with a range of modern units and with ample store cupboards and worktops. There is gas central heating from a modern combination boiler and the windows to the rear are double glazed.





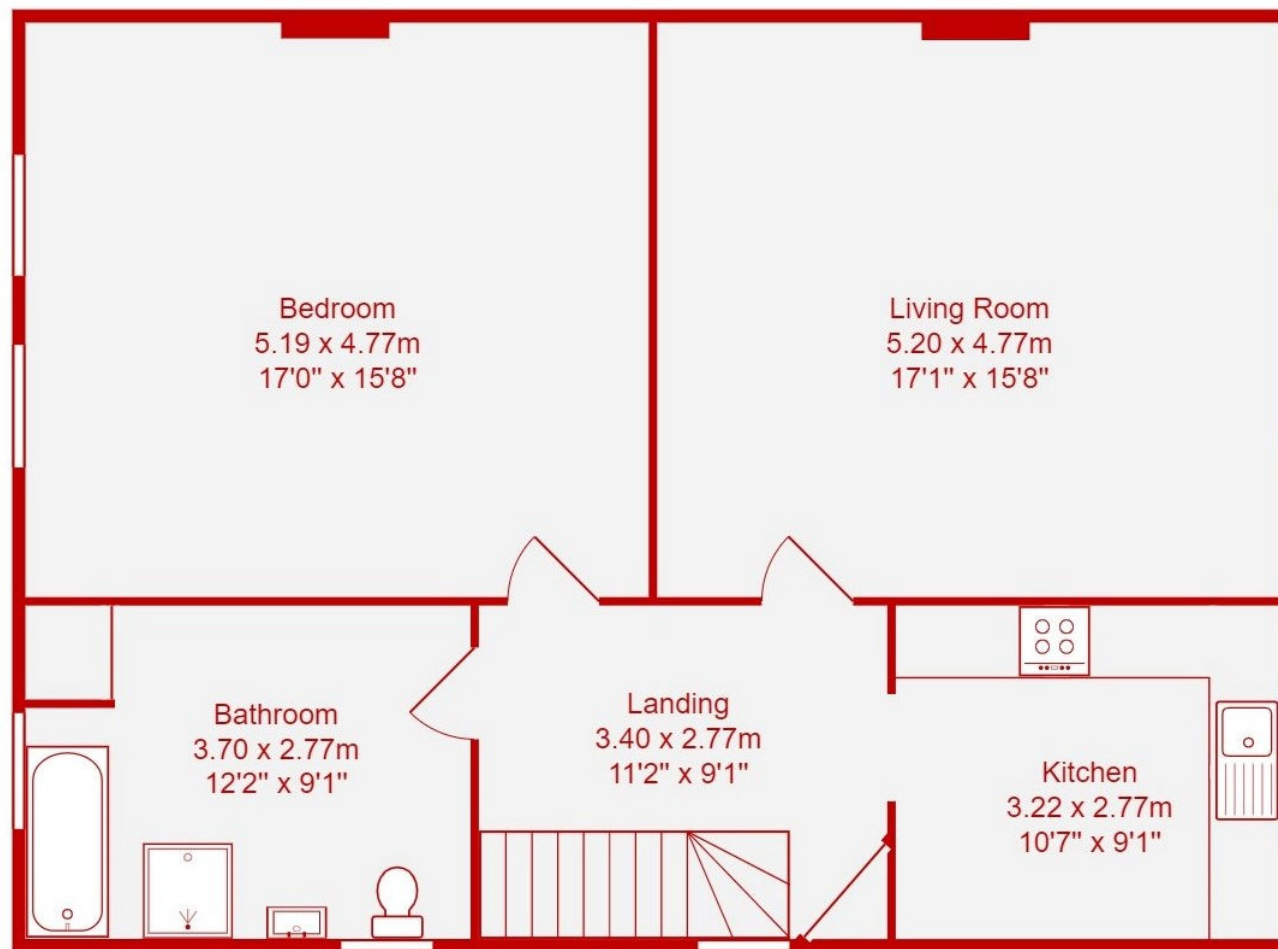
This lovely property is situated in this tree lined residential road which runs between London Road and Ditchling Road in this highly sought after area close to the beautiful 65acre Preston Park with its excellent recreational facilities including Tennis Courts, Bowling Greens and children's play area. 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.

<b>Local Information</b>	
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*

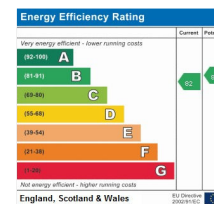
Residents Parking Zone	J
Council Tax Band	B
Maintenance Approx	£1,200 PA





Area: 79.7 m<sup>2</sup> ... 857 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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[www.beaumontsresidential.co.uk](http://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.

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