



**90 Barnett Road, Brighton, BN1 7GH**

**BEAUMONTS**  
ESTATE AGENTS



## SUMMARY OF ACCOMMODATION

**GROUND FLOOR:** Enclosed Entrance Porch and door to: Entrance Hall with under stair storage \* Spacious Living Room with open fireplace with brick chimney breast & sliding Pine doors to the 2nd reception room \* Conservatory \* Shower/WC \* Kitchen Breakfast Room with door to garden.

**FIRST FLOOR:** Three Bedrooms \* Bathroom with part tiled walls and white suite \* Access to loft space with potential to extend (stnc).

**OUTSIDE:** Formal front garden with storage. Rear garden approx. 60ft with seating areas \* lawn with established flower and shrub borders.

### **GAS CENTRAL HEATING DOUBLE GLAZED WINDOWS & DOORS**

A fine opportunity to acquire this mid terrace family house offers light and airy accommodation arranged over two floors. The living room with open fireplace with brick chimney breast together with pine floor and sliding pine doors to the 2<sup>nd</sup> reception room & conservatory. There is also a ground floor shower/wc. The kitchen is well fitted with wide range of modern units. The family bathroom has a white suite.

A delightful and well stocked garden also has rear access rear access, steps leading to raised seating area, lawn area with flower borders.



Barnett Road is a quiet residential road situated in this popular residential area with 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 good schools close-by catering for children of all ages and Brighton City centre with its main shopping Thorofare 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 Schools	1.0 miles
Hertford Road Infants	0.3 miles
Dorothy Stringer High School	1.5 miles
Varndean Schools Complex	1.1 miles
Cardinal Newman School	2.3 miles

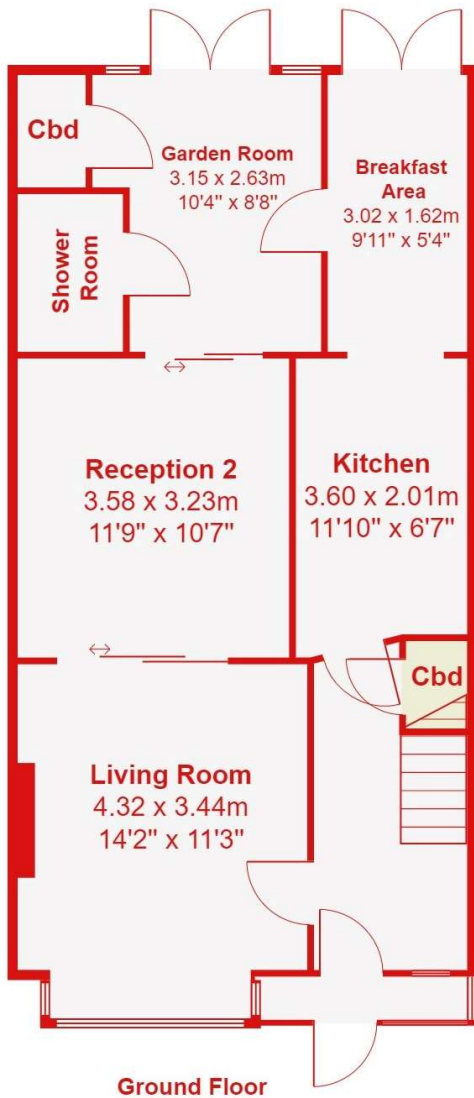
Preston Park Station	1.6 miles
London Road Station	1.0 miles
Brighton Mainline Station	2.0 miles

Brighton Seafront	2.2 miles
Brighton Shopping Centre	2.1 miles

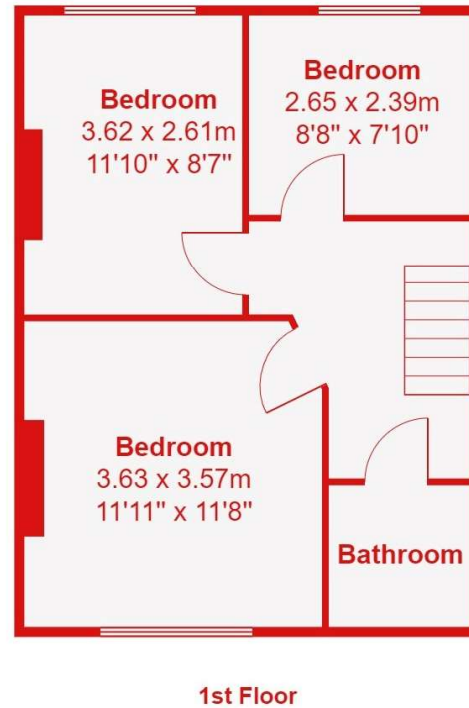
*All distances approximate*

Council Tax Band C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 98.8 m<sup>2</sup> ... 1064 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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.