



59 Lynchet Close, Brighton, BN1 7FP

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Hall * Living Room * Spacious refitted Kitchen Breakfast Room.

First Floor: Two Bedrooms * recently refitted spacious Shower Room with underfloor heating.

Front & Rear Gardens: with lawn. Rear Garden: with decked area, storage, Astro turf lawn, rear gate to:

Parking Space & Visitor Parking
Gas fired central heating & Double Glazing

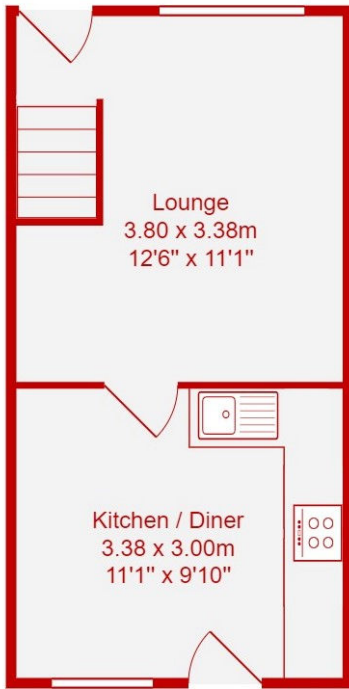
CONSIDERED IDEAL AS A FIRST PURCHASE

This attractive modern mid terraced property is built of cavity wall construction under a tiled roof and is fully double glazed throughout and has gas fired central heating. The property is offered in excellent decorative order and has light and airy accommodation and enjoys lovely views over the surrounding area.

On the ground floor the Entrance Hall leads to the Living Room with wood laminate flooring, under stair storage, double glazed window to the front and door to the spacious Kitchen Dining Room with wood laminate flooring and has been recently re fitted with a wide range of modern high gloss base and wall store cupboards together with integrated oven hob and extractor hood, double glazed window and door to the rear garden. On the first floor are two bedrooms and a luxury Shower Room with a modern suite.

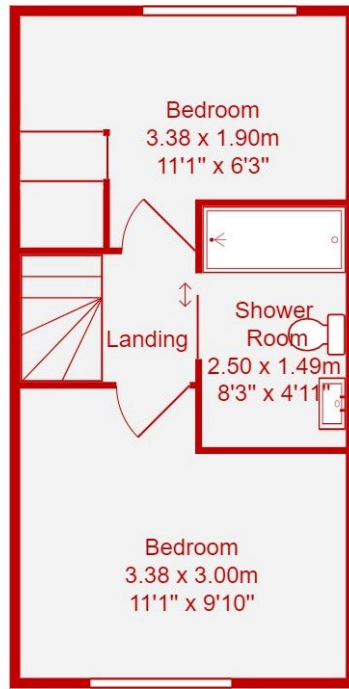
Outside is a small front garden and to the rear the garden has a decked bar b q area, Astro turf lawn and built in storage. Rear gated access to the allocated parking space and visitor parking.

Council Tax Band C EPC Rating C



Ground Floor

Area: 23.5 m² ... 253 ft²



First Floor

Area: 23.5 m² ... 253 ft²

Total Area: 47.0 m² ... 505 ft²

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.