



34 Braybon Avenue, Brighton, BN1 8HG

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Spacious Entrance Hall * Lovely Lounge with bay window to front offering superb views and feature Marble fireplace * Large luxury fitted kitchen breakfast room with wide range of modern units, ample worktops & storage * Two Double Bedrooms * Luxury spacious Bathroom with shower cubicle.

FIRST FLOOR: Landing * Two Bedrooms * Shower Room with WC & twin hand basins.

OUTSIDE: Front garden with lawn and flower beds * Terraced rear garden with two seating areas, lawn and established shrubs.

GAS CENTRAL HEATING & DOUBLE GLAZING

This simply stunning double fronted detached has been subject to complete refurbishment and offers light and offers versatile accommodation arranged over two floors. There are new floor coverings and the whole property is tastefully decorated throughout. The spacious living room has a feature Marble fireplace and offers beautiful views over the south downs. The superb kitchen breakfast room has been comprehensively fitted with a wide range of units with Marble worktops, integrated appliances, a stoves style five ring cooker and a central Island with storage under. The dining area has Patio doors to the garden. The main bathroom has been fitted to an exceptional standard with a white suite, walk in shower with 'deluge' shower head, tiled floor. On the first floor there is also a spacious shower room with his n her basins. Outside the rear garden has been attractively terraced with two paved seating areas offering views over the surrounding area.



The property is situated in the central part of Braybon Avenue with lovely views of the South Downs and close to wonderful walking and cycling countryside and conveniently close to Brighton itself. There is an excellent choice of Schools, Colleges, Sussex University and the Amex Stadium which are within easy reach and nearby is Old Patcham Village with its charming architecture, local shops, a pretty flint Church which dates back to the 12th Century.

Local shops can be found in Wilmington Parade and a Sainsbury convenience store in Carden Avenue. Hollingbury Retail Park is within easy reach with Marks & Spencer Food Hall and the Asda Superstore.

There is an excellent bus service to Brighton centre and seafront as well as Brighton mainline railway station with a direct line to London Bridge & Victoria.

Local Primary Schools:

- Dhama School
- Patcham Infants
- Patcham Junior
- St Bernadettes

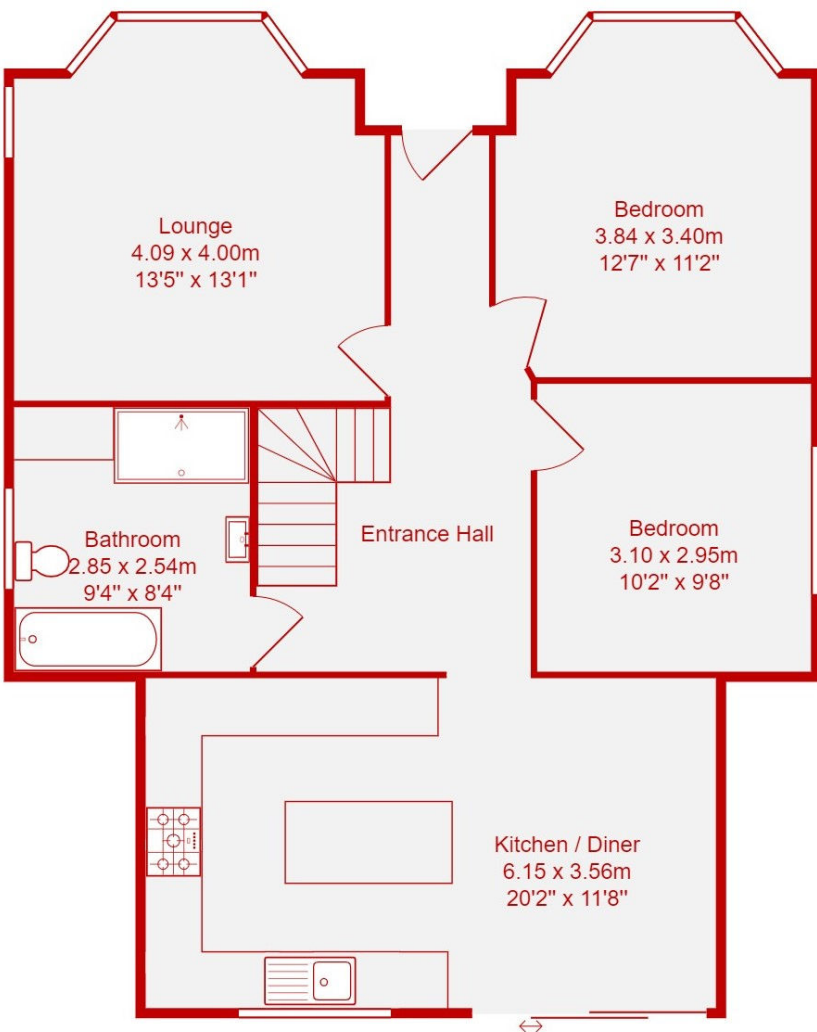
Local Secondary Schools/Colleges:

- Patcham High School
- Varndean School
- Dorothy Stringer
- Varndean College

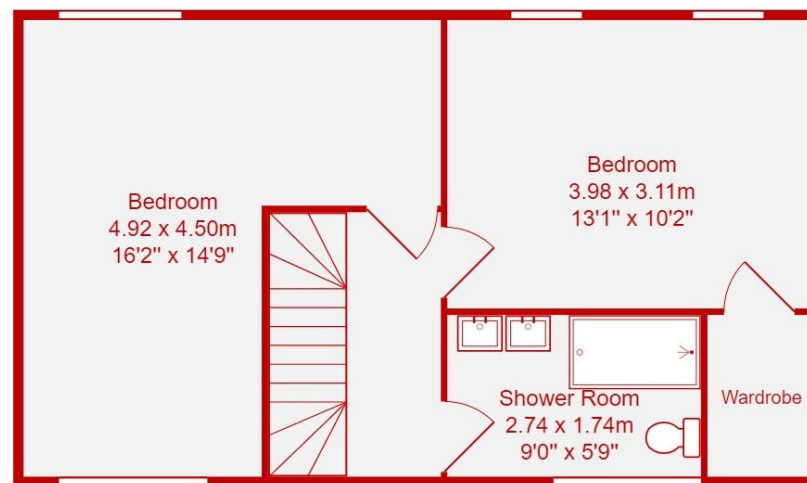
Council Tax Band C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Area: 78.0 m² ... 840 ft²



First Floor
Area: 42.0 m² ... 452 ft²

Total Area: 120.0 m² ... 1292 ft²

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.