



124 Hythe Road, Brighton, BN1 6JS

**BEAUMONTS**  
ESTATE AGENTS





## Summary of Accommodation

**Garden Floor:** Kitchen Dining Room \* Lounge \*  
.Sitting Room/Study

**Ground Floor:** Entrance Hall \* Living Room/Bedroom  
\* Bedroom \* Bathroom \* Separate W.C..

**First Floor:** Landing Bedroom Two with bay window  
to front \* Spacious Bathroom with roll top bath and  
shower cubicle.

**Top Floor:** Master Bedroom with patio doors and  
Juliet Balcony offering superb views over the city to  
the sea

**Outside:** South facing rear garden. Attractively  
designed with paved patio area, established shrub  
borders and timber built summer house, outside tap.

**Gas fired central heating \* Double Glazing**

This very attractive and spacious bay fronted Victorian house situated close to Fiveways. It offers spacious and versatile accommodation arranged over four floors and enjoying very 'light & airy' rooms. There are lovely views over the city to the sea rear and the sunny south facing garden being designed for low maintenance. The spacious kitchen dining room being particularly spacious with ample storage and a gas fired Aga.





Hythe Road is a very popular tree lined road situated adjacent to 'Fiveways' where there is excellent local shopping including a butcher, bakery and greengrocer together with a Post Office, Co Op , superb Delicatessen and bustling café culture. Within walking distance is are excellent schools for children of all age groups from infants' schools to 6<sup>th</sup> form College. There is easy access to the A23 to Gatwick and London, Preston Park mainline railway station being within easy reach. Brighton City centre and the Seafront with its fine range of shopping and recreational facilities being less than two miles distant.

### Local Information

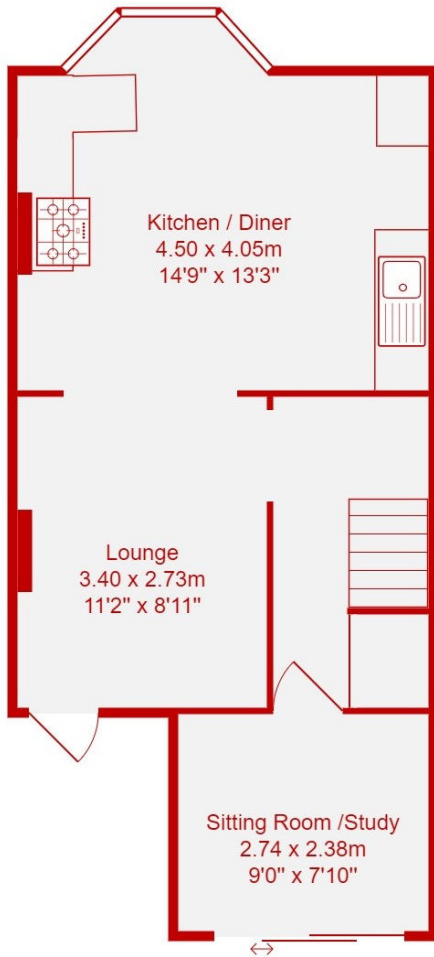
Downs Junior School	0.5 miles
Hertford Infant & Nursery Schools	0.4 miles
Balfour Infants & Primary Schools	0.5 miles
Dorothy Stringer School	0.7 miles
Vardean College	1.0 miles
Vardean Schools	0.5 miles
Preston Park Station	1.0 miles
London Road Station	0.7 miles
Brighton Seafront	1.9 miles

*All distances approximate*

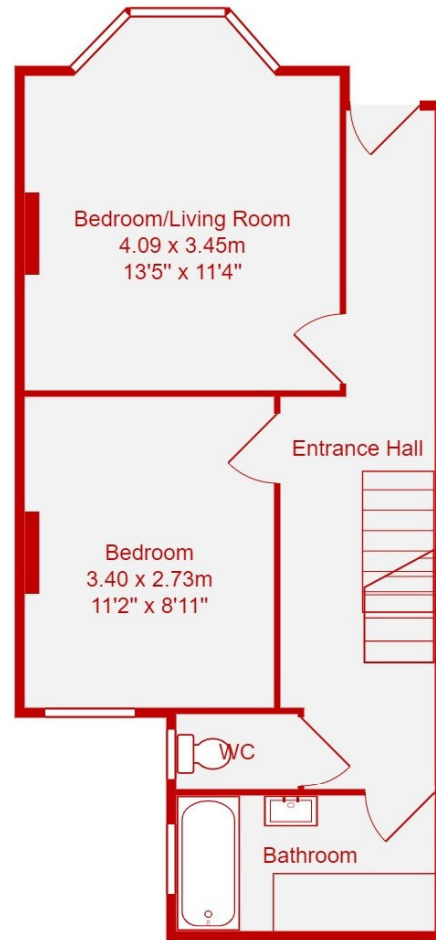
Council Tax Band	D
Parking Zone	F



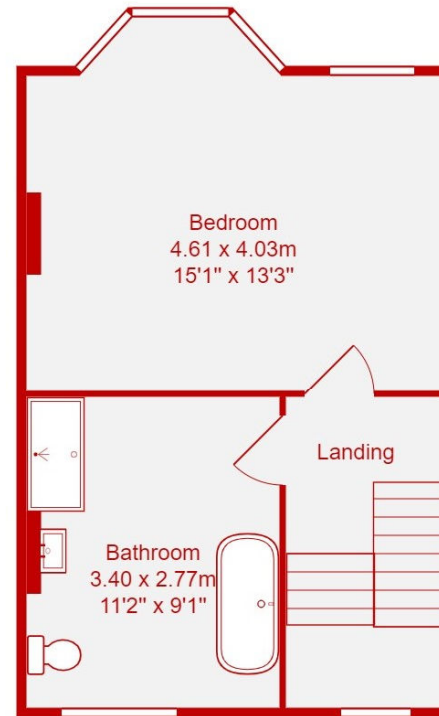




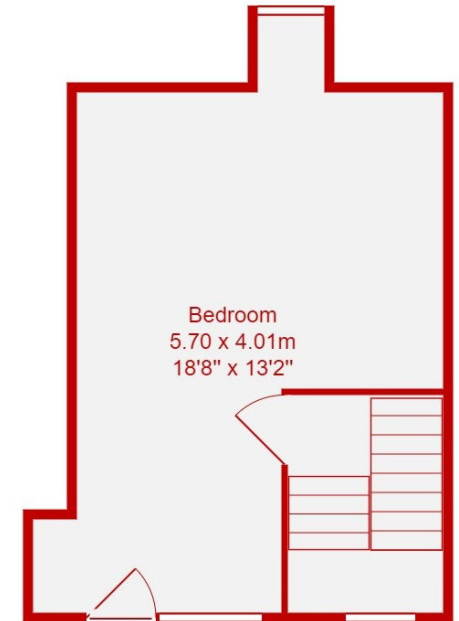
**Lower Ground Floor**  
Area: 38.9 m<sup>2</sup> ... 419 ft<sup>2</sup>



**Ground Floor**  
Area: 38.6 m<sup>2</sup> ... 416 ft<sup>2</sup>



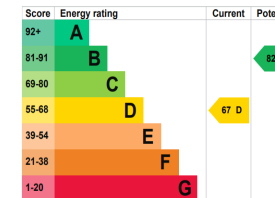
**First Floor**  
Area: 32.9 m<sup>2</sup> ... 355 ft<sup>2</sup>



**Second Floor**  
Area: 24.0 m<sup>2</sup> ... 258 ft<sup>2</sup>

**Total Area: 134.4 m<sup>2</sup> ... 1447 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.