



Yale

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78

76 Sheridan Terrace, Brighton, BN3 5AF

**BEAUMONTS**  
ESTATE AGENTS



## SUMMARY OF ACCOMMODATION

**GROUND FLOOR:** Entrance Hall with under stair storage \* Living Room with **wood burning stove** \* Dining Area with patio doors to garden \* Modern fitted kitchen with built in double oven and Hob.

**FIRST FLOOR:** Three Bedrooms \* Bathroom with part tiled walls and white suite.

**TOP FLOOR:** Bedroom Four with eaves storage and En Suite Shower & W.C.

**OUTSIDE:** Low maintenance front garden and side access to the rear garden with paved patio area, ornamental pond with flower and shrub borders.

### **GAS CENTRAL HEATING & DOUBLE GLAZING SOLAR PANELS**

This most attractive and deceptively spacious mid-terrace family home enjoys bright and airy accommodation arranged over three floors and is offered for sale in truly excellent decorative order throughout. Solar panels have been fitted to the roof which in 2023 provided an income £470. There is on street parking in Zone R for parking permit holders.

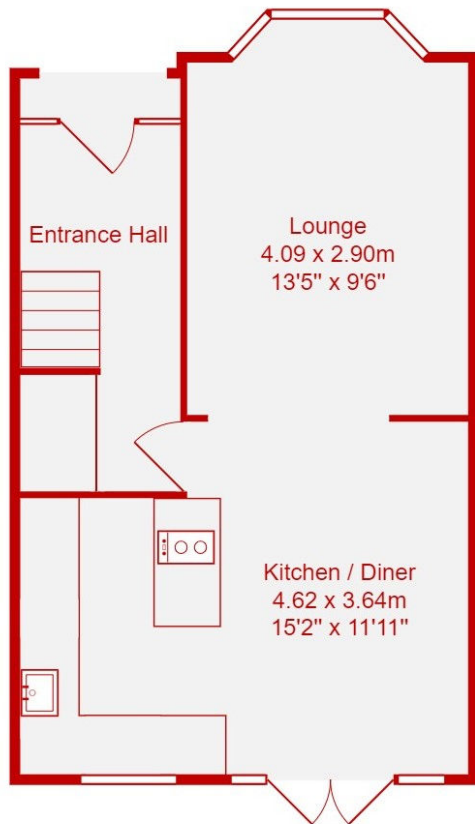


**LOCATION** Situated on a sought after residential street in the desirable Poets Corner area. Located near Portland Road which hosts a wide variety of different shops, pubs and restaurants. The popular Flour Pot Bakery (located just 0.3 miles from your doorstep), and 44 Poets Café which serve a delicious coffee (also located just 0.3 miles away). Bus routes are very frequent and have many links into Brighton. Approximately 0.3 miles to Aldrington Train Station and just a brisk walk from Hove Seafront.

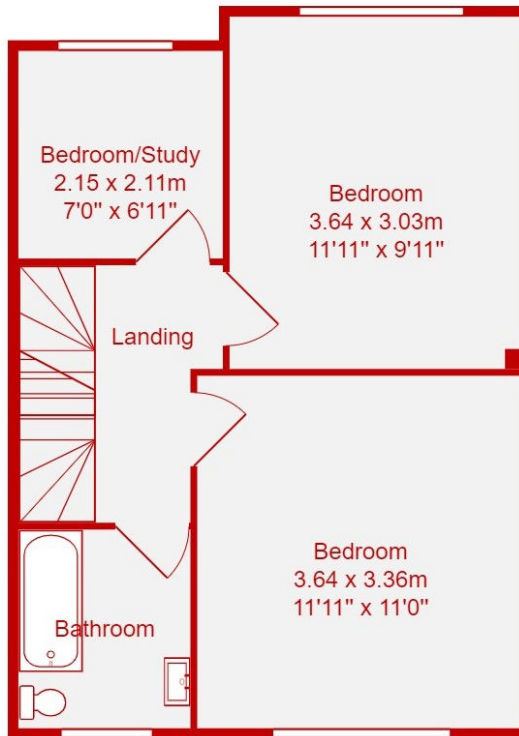
**Parking Zone R**

<b>Local Authority</b> Brighton & Hove	<b>Council Tax</b> Band: C Annual Price: £1,884 (min)
<b>Conservation Area</b> No	<b>Flood Risk</b> Very Low
<b>Floor Area</b> 785 ft <sup>2</sup> / 73 m <sup>2</sup>	<b>Plot Size</b> 0.03 Acres
<b>Mobile Coverage</b>	<b>Broadband</b>
EE <span style="color: green;">●</span>	Basic <span style="color: green;">8 Mbps</span>
Vodafone <span style="color: green;">●</span>	Superfast <span style="color: green;">271 Mbps</span>
Three <span style="color: green;">●</span>	Ultrafast <span style="color: green;">1000 Mbps</span>
O2 <span style="color: green;">●</span>	
<b>Satellite / Fibre TV Availability</b>	
BT <span style="color: green;">✓</span>	
Sky <span style="color: green;">✓</span>	
Virgin <span style="color: green;">✓</span>	

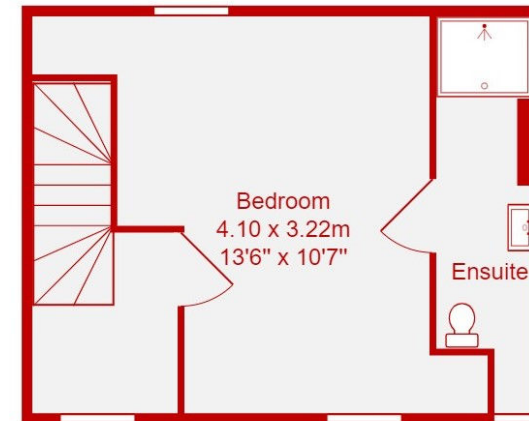




**Ground Floor**  
Area: 34.5 m<sup>2</sup> ... 372 ft<sup>2</sup>



**First Floor**  
Area: 37.5 m<sup>2</sup> ... 404 ft<sup>2</sup>



**Second Floor**  
Area: 21.0 m<sup>2</sup> ... 226 ft<sup>2</sup>

**Total Area: 93.0 m<sup>2</sup> ... 1001 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.



**BEAUMONTS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT

01273 550881

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.