



B
BEAUMONTS
ESTATE AGENTS
FOR SALE
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www.beaumonts.co.uk

51 Dudley Road, Brighton BN1 7GL

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SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Porch * Entrance Hall Lounge * Dining Room with French doors to garden fitted Kitchen with white units.

FIRST FLOOR: Three Bedrooms * Modern Family Bathroom with white suite.

OUTSIDE: Formal front garden * West facing rear with large sun terrace, lawn, timber built garden shed, side access.

Gas fired Central Heating and Double Glazing.

Price £450,000 Freehold

This beautifully presented family house is offered for sale in good decorative order together with double glazed windows and gas fired central heating. The east/west aspect also providing a light and airy feel to the property and with a lovely sunny west facing garden with large sun terrace, and rear access. On the ground floor there is a spacious hallway with under stair storage, The Lounge is east facing and the spacious dining room has French doors to the sun terrace and opens to the fitted kitchen which is equipped with a range of modern white units and fitted oven, hob and extractor hood. On the first floor are the three bedrooms and the bathroom with a white suite.

CHAIN FREE



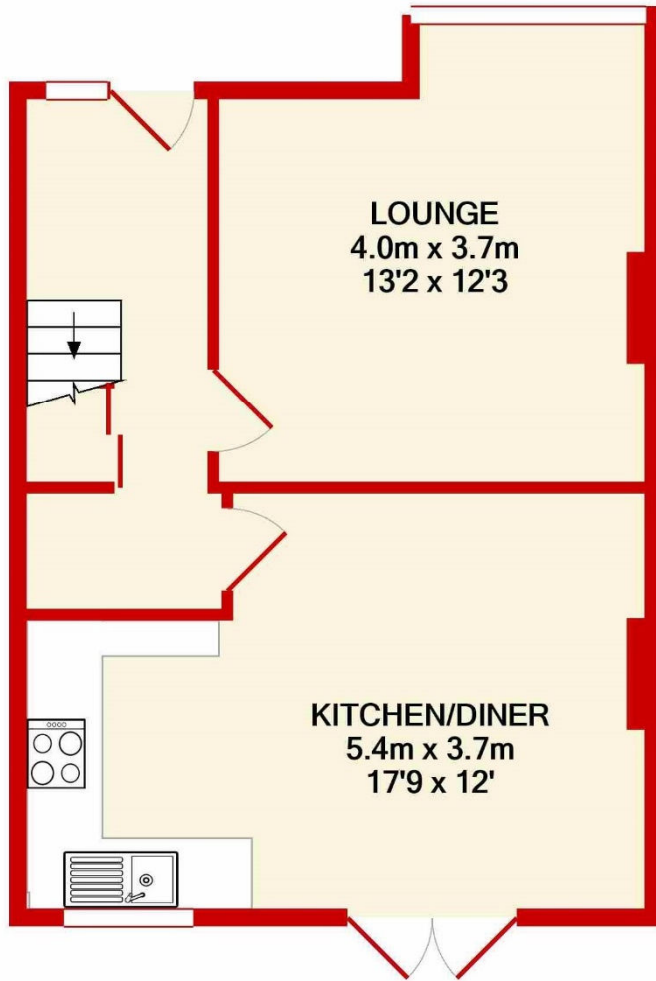
Situated in this popular residential area with good local shopping available nearby in 'The Dip' and at the closeby Fiveways including a Post Office, Coop, Greengrocer and Butcher as well as good public transport to all parts of Brighton and Hove. There are good schools close by catering for children of all ages including Hertford Road Infants & Junior School. Brighton City centre with its main shopping Thorofare and the 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

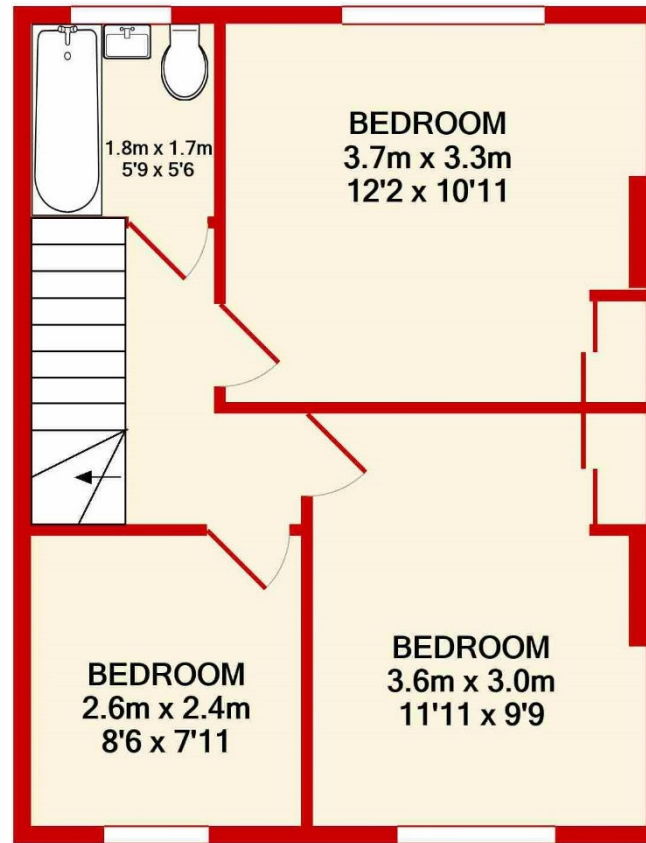
Downs Junior School	0.4 miles
Hertford Road Infants	0.2 miles
Dorothy Stringer High School	1.0 miles
Varndean Schools Complex	0.7 miles
Cardinal Newman School	1.9 miles
Preston Park Station	1.5 miles
London Road Station	0.8 miles
Brighton Mainline Station	1.8 miles
Brighton Seafront	1.8 miles
Brighton Shopping Centre	1.7 miles

All distances approximate
Council Tax Band D



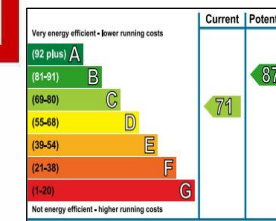


GROUND FLOOR
APPROX. FLOOR
AREA 38.9 SQ.M.
(419 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.1 SQ.M.
(400 SQ.FT.)

TOTAL APPROX. FLOOR AREA 76.0 SQ.M. (818 SQ.FT.)
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Local Authority	Brighton & Hove	Council Tax	Band: C Annual Price: £2,079
Conservation Area	No	Flood Risk	Very Low
Floor Area	0.03 Acres	Plot Size	0.03 Acres
Mobile Coverage	EE Vodafone Three O2	Broadband	Basic 8 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps
Satellite / Fibre TV Availability	BT Sky Virgin		✓ ✓ ✗

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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.