

Beech Grove

Brighton

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About the property

This five bedroom semi detached house offers considerable potential for updating and modernisation, to create the ideal family home within a peaceful residential location.

The front of the property welcomes with a charming large garden area, with the accommodation comprising on the ground floor of a living/dining room that heads into a generous sized kitchen overlooking the rear garden, a further reception room adjacent to the kitchen with French Doors leading out to the rear terrace and garden beyond and a utility room with further rear door to access the garden terrace. To the front of the ground floor, there is a further reception room or bedroom five and WC.

The generously sized garden, occupying an elevated position, presents a beautiful outlook over the surrounding hills and countryside beyond with ample space for potentially extending.

To the first floor, there are a further four double bedrooms and family bathroom. The main bedroom, located to the rear of the house, is particularly spacious with open, panoramic views and an en-suite shower room. There is also the benefit of a good size loft space which could be converted, subject to the necessary consents.

Situated in Bevendean, the property allows for easy access to a great selection of Nature Reserves and The Downs whilst also being close to Brighton city centre, with good bus links making it a short journey. In addition, the close proximity to both Brighton and Sussex university campuses make it an attractive option as a potential rental investment.

Beech Grove Brighton

£400,000



5

BEDROOM

2

RECEPTION

2

BATHROOM



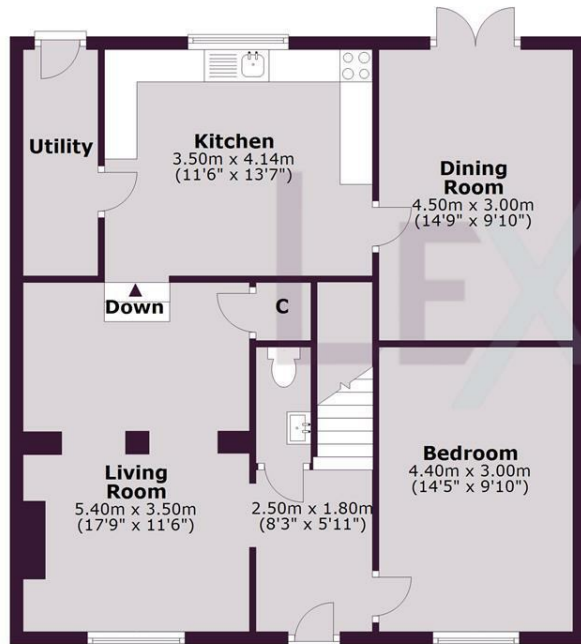




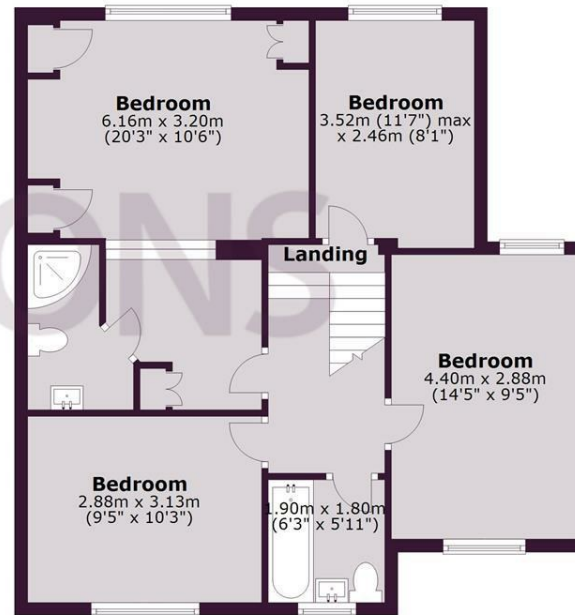
SCAN HERE TO OFFER ON THIS PROPERTY



Ground Floor



First Floor



Total area: approx. 144.3 sq. metres (1553.1 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	