

# Beaconsfield Villas

## Brighton



# Beaconsfield Villas Brighton

2  
BEDROOM

1  
RECEPTION

1  
BATHROOM

## About the property

GUIDE PRICE £500,000-£550,000

A rare opportunity to acquire the garden level apartment of this impressive double-fronted semi-detached period residence. Beautifully presented and generously proportioned, this two double bedroom apartment occupies the entire garden level and combines elegant period features with high-quality contemporary finishes.

Accessed via its own private entrance from a large front garden, the apartment opens into an expansive central hallway that immediately conveys a sense of scale and refinement. To the front are two grand rooms, both featuring elegant fireplaces and large sash bay windows, bright and impressive spaces. The hallway leads through to a beautifully appointed modern kitchen/diner overlooking the rear gardens. Fitted with contemporary appliances and generous worktop space, the room offers a welcoming, social setting, with large tri-fold doors opening fully onto the gardens, seamlessly blending indoor and outdoor living.

The rear bedroom is elegant and characterful, featuring a striking fireplace, built-in cupboards and French doors opening onto a decked terrace with peaceful garden views. The bathroom is generously proportioned and well finished, complete with a roll-top bath and separate shower.

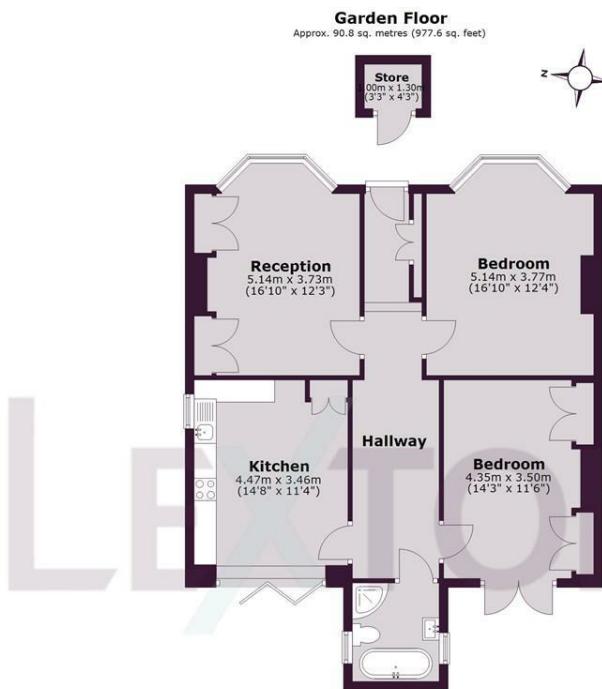
The west-facing gardens are a standout feature—unusually large and thoughtfully arranged into multiple zones with a variety of seating areas to enjoy the tranquil setting. Within the grounds sits a superb garden office with French doors and expansive windows flooding the space with natural light, ideal for working or creative pursuits.

Beaconsfield Villas is widely regarded as one of Brighton & Hove's most desirable addresses, a broad, tree-lined avenue showcasing some of the city's finest period homes. The property is conveniently located near the scenic parkland spaces of Preston Park. The vibrant Fiveways neighbourhood, Preston Circus, and Preston Park station are nearby, with easy access to Brighton city centre and the seafront.





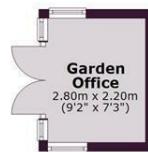




SCAN HERE TO OFFER ON THIS PROPERTY



Total area: approx. 90.8 sq. metres (977.6 sq. feet)  
 Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
 Created for exclusive use for Lextons. All rights reserved.  
 Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

01273 56 77 66

174 Church Road, Hove, BN3 2DJ  
 hovesales@lextons.co.uk | [www.lextons.co.uk](http://www.lextons.co.uk)