



Beaconsfield Villas, Brighton, BN1 6HB

welcome to

Beaconsfield Villas, Brighton

Ideal for commuters, first-time buyers and buy-to-let investors with the added benefit of being chain free. A bright & airy ground floor apartment situated in the sought after 'Golden Triangle' location.



Enjoy the convenience and comfort of this bright and airy ground floor flat, perfectly situated in the prestigious 'Golden Triangle'. Boasting a generously sized double bedroom, a well-appointed shower room, and a contemporary open-plan lounge and kitchen, this property is ideal for first-time buyers, downsizers, or savvy investors. Its prime location offers unparalleled access to local train stations and picturesque parks, making it a highly desirable address. Schedule your viewing today!



Total floor area 34.8 m² (375 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Location

Located in this attractive semi-detached, Victorian villa and situated in the sought after 'Golden Triangle'; formerly the Stanford Estate.

Popular with road and rail commuters due to its central setting for Preston Park and Brighton station, while London Road now offers an ever-growing range of bars, cafe's, restaurants, shops & the famous Duke of York's Picture House which is within walking distance from this property.

Also lying between Blakers Park and the Fiveways Village stores to the East, and in the West is the picturesque Preston Park itself, with 63 acres of parkland - well used by Brighton residents and featuring two cafe's, tennis courts, bowling greens, cycle velodrome, various other fields and pitches and pathways/trails for running and jogging as well as hosting many local and international events.

Key Information

Schools

Primary: Downs Junior School - 0.3 miles, Stanford Junior School - 0.4 miles, Downs Infant School - 0.4 miles, Balfour Primary School - 0.5 miles, Stanford Infant School - 0.5 miles, St Bernadette's Catholic Primary School - 0.6 miles.

Secondary: Dorothy Stringer School - 0.6 miles, Varndean School - 0.7 miles, Cardinal Newman Catholic School - 0.8 miles, Varndean College - 1.0 miles, Downs View Link College - 1.0 miles, BHASVIC College - 1.1 miles.

Train Stations

London Road Station - 0.4 miles
Preston Park Station - 0.6 miles
Brighton Mainline Station - 0.8 miles

Amenities

Preston Circus/London Road Shopping - 0.5 miles
Sainsbury's (Preston Road) - 0.6 miles
Fiveways Shopping Parade - 0.7 miles
Seven Dials Shopping Parade - 1.0 miles
Sainsbury's (New England Street) - 1.0 miles
Pavilion Retail Park (Lewes Road) - 1.3 miles
Patcham Village - 1.6 miles
Sainsbury's Local (Carden Avenue) - 1.8 miles
Brighton City Centre - 1.8 miles

Main Roads

A23/A27 Road Network - Less than a 15 minutes' drive away.

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- GROUND FLOOR FLAT
- DOUBLE BEDROOM
- OPEN PLAN LOUNGE KITCHEN
- SHOWER ROOM
- BRIGHT & AIRY FLAT
- NO ONWARD CHAIN
- CLOSE TO STATIONS
- SOUGHT AFTER POSITION

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£225,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106296



Property Ref:
PRP106296 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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