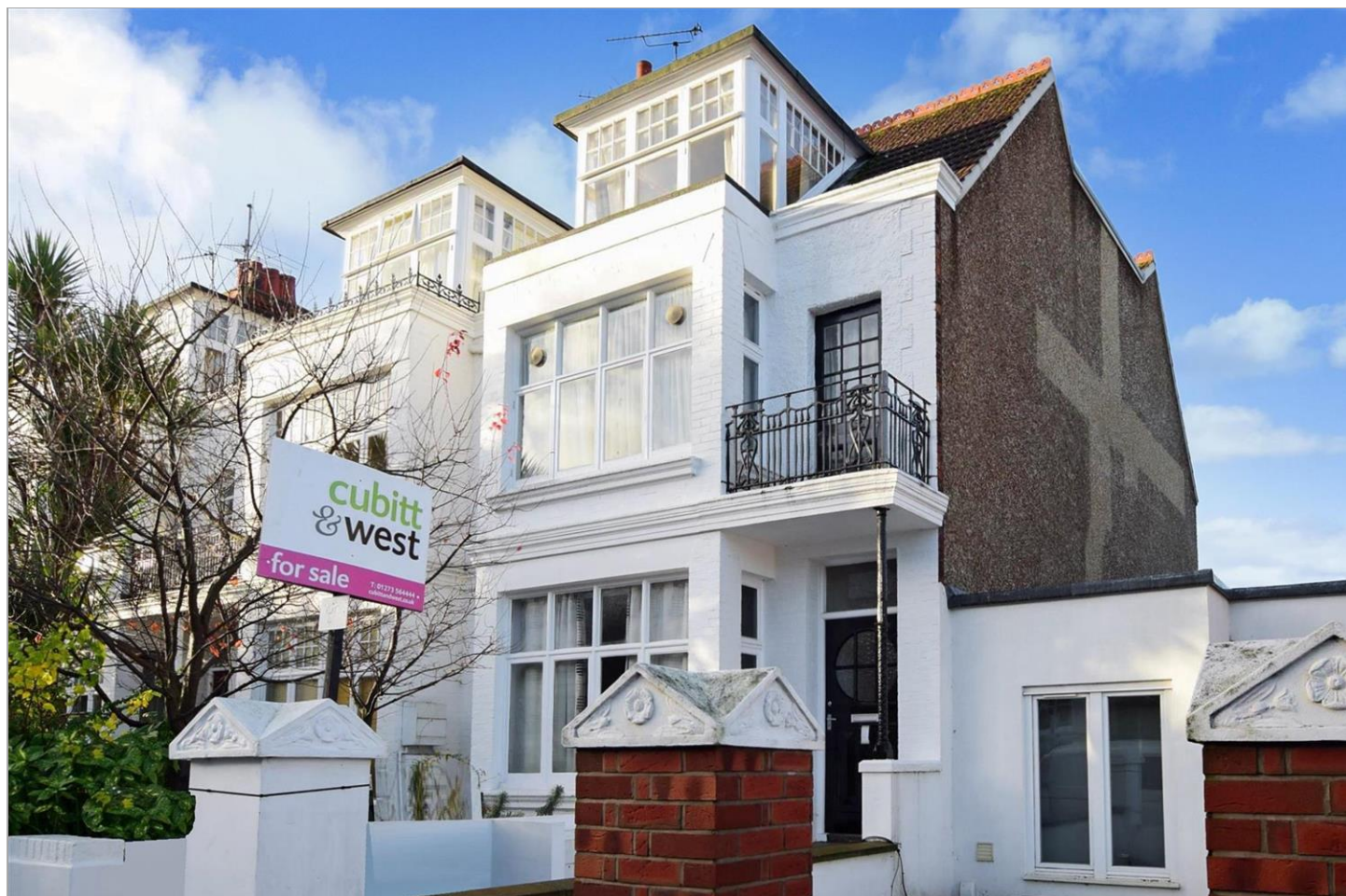


**Price £165,000**  
Leasehold

**cubitt & west**



## **Beaconsfield Villas, Brighton, East Sussex, BN1**



- Spacious studio apartment
- Separate kitchen and shower room
- Balcony
- Long lease
- Great commuter links

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**cubittandwest.co.uk**



## About the property

Beaconsfield Villas is one of Brighton's most sought after, prime addresses. This leafy, tree lined road is situated in the popular 'Golden Triangle' area, close to ever popular Fiveways.

This tranquil residential location is deceptively close to the hustle and bustle of the City Centre. You can be at Brighton's famous seafront enjoying an ice-cream in a 30-minute walk. The shopping in the Laines and Churchill square are also close to hand.

Locally there are a handful of great pubs serving good food along with plenty of coffee shops and individual shops at Fiveways including a great butchers and green grocers.

Commuters will be pleased to read that there are three train stations within walking distance. The A27/A23 are also both within easy reach.

This studio apartment is a must see, its spacious with a balcony and separate kitchen and shower room. Ideal first time buy.

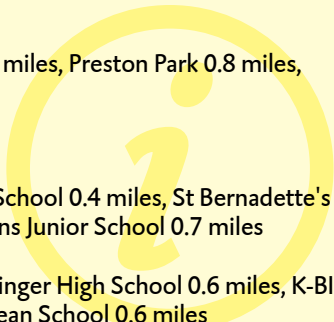
### Transport Information

Train Stations: London Road 0.7 miles, Preston Park 0.8 miles, Brighton 1.2 miles

### Nearest Schools

Primary Schools: Balfour Junior School 0.4 miles, St Bernadette's Catholic Primary 0.7 miles, Downs Junior School 0.7 miles

Secondary Schools: Dorothy Stringer High School 0.6 miles, K-BIS Theatre School 0.6 miles, Varndean School 0.6 miles



## Accommodation

### Studio area

17'7 x 16'5 (5.36m x 5.01m)

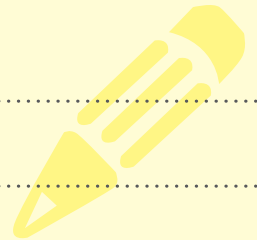
### Balcony

### Kitchen

7'5 x 7'2 (2.26m x 2.19m)

### Shower room

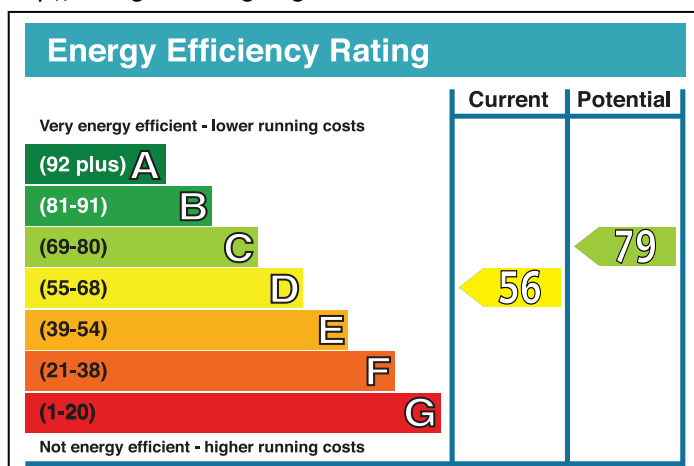
*What did you think? Your notes:*



## Want to know more?

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>



### Directions:

For directions to this property please contact us.

## What's next?

If you would like to view or make an offer please contact:

**FIVEWAYS**

**01273 564444**

[fiveways.brighton-web@cubittandwest.co.uk](mailto:fiveways.brighton-web@cubittandwest.co.uk)

146 Preston Drove, Fiveways, Brighton, East Sussex, BN1 6FJ

[cubittandwest.co.uk](http://cubittandwest.co.uk)

Working with the 5 leading property websites including:

**Zoopa.co.uk**

The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/ building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.