



32 Whittingehame Gardens, Brighton, BN1 6PU

**BEAUMONTS**  
ESTATE AGENTS



## **SUMMARY OF ACCOMMODATION**

**Ground Floor:** Spacious Entrance Hall \* Cloak Room \* Superb Living Room with feature fireplace and double doors to Dining Room and patio doors to Conservatory \* Spacious fitted Kitchen with some integrated appliances \* Bedroom Four/Study

**First Floor:** Landing \* Three Bedrooms \* Shower room with walk in shower & vanity unit.

**Outside:** Front Garden with lawn. Rear garden is south facing with lawn with established tree and shrub borders \* Paved Patio

**Garage:** with own driveway up and over door.

### ***Gas Central Heating & Double Glazing***

This superb mock Georgian property forms part of this very attractive small development of 'link detached' houses built of brick under a tiled roof, with the large Georgian style windows giving all the rooms a light and airy feel. Internally the property is in good decorative order and has been extended at the rear to provide an extra bedroom or study. There is also a lovely double-glazed Conservatory with tiled floor, blinds and doors to the garden. The attractive and level rear garden is south west facing and measures approx. 45' x 30' and offers considerable privacy, has mature trees and shrubs together with a timber-built garden shed.



The property is situated in this highly sought after residential area within walking distance of excellent schools for children of all age groups. There is also excellent local shopping available nearby at Fiveways and with the Asda supermarket, Marks & Spencer Food Hall all within easy reach. There is a regular bus service available on Surrenden Road and Preston Park mainline railway station is less than 1 mile distant. Brighton City Centre and seafront being approximately 2 miles distant. Hollingbury Golf course is ½ a mile away and Withdean Sports Stadium with its running track, squash courts and gymnasium is approximately 1 mile distant. Brighton Marina with its Cinemas, Casino and Bowling Alley is approx. 4 miles distant.

### Local Information

Downs Junior School	1.2 miles
Varndean School	0.2 miles
Dorothy Stringer High School	0.2 miles
Varndean College	0.6 miles
Cardinal Newman School	1.9 miles

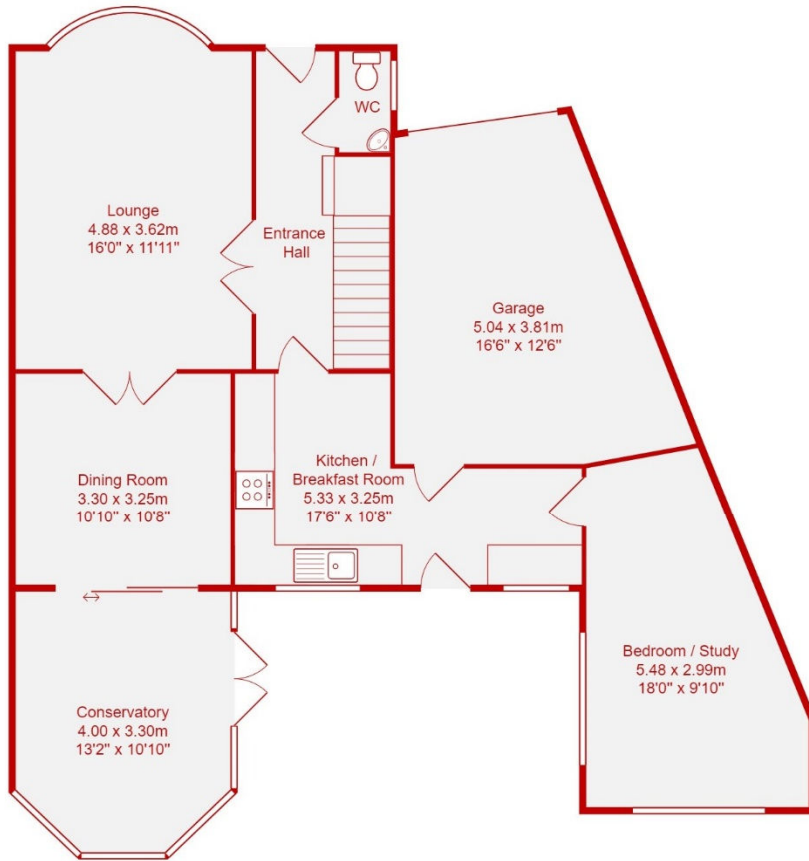
Preston Park Station	0.6 miles
London Road Station	1.2 miles
Brighton Mainline Station	1.8 miles

Brighton Seafront	2.3 miles
Brighton Shopping Centre	2.0 miles

*All distances approximate*

Council Tax Band E

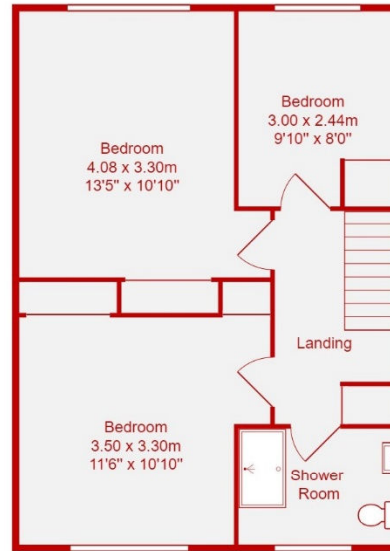




**Ground Floor**  
Area: 81.3 m<sup>2</sup> ... 876 ft<sup>2</sup>

**Total Area: 129.0 m<sup>2</sup> ... 1388 ft<sup>2</sup> (excluding garage)**

All measurements are approximate and for display purposes only.



**First Floor**  
Area: 47.6 m<sup>2</sup> ... 513 ft<sup>2</sup>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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.