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BEAUMONTS
ESTATE AGENTS
FOR SALE
01273 550881
beaumontsestateagents.co.uk

81 Princes Road, Brighton BN2 3RH

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SUMMARY OF ACCOMMODATION

First Floor: Landing. Three Bedrooms (two with built in wardrobes * Modern Bathroom with white suite.

Ground Floor: Entrance Hall * Living Room/Bedroom Four * Dining Room with modern fitted Kitchen off.

Garden Floor: Lounge with double glazed door to rear garden * Bedroom Five * useful Study/Store Room.

Outside: Paved front garden * Rear garden designed for low maintenance with decked area and wood fencing

Fired Central Heating * Majority Double Glazing

This deceptively spacious property is neutrally decorated and has fitted carpets throughout. The kitchen has ample range of attractive white units and worktops together with an integrated oven, hob, extractor hood and a free standing washing machine. The property offers very versatile accommodation and arranged over three floors providing a lovely family home. To the outside both the front and rear gardens are designed for low maintenance.

Chain Free & ready for immediate occupation



Situated in the sought after Roundhill Conservation Area, Princes Road is a popular residential road which runs between Ditchling Road to Richmond Road. It is therefore very conveniently situated being within walking distance of excellent schools for children of all age groups and excellent public transport including both Brighton & London Road railway stations. There is a fine range of local shopping at nearby Fiveways, Lewes Road and London Road. The beautiful 65 acre Preston Park with its fine recreational facilities including tennis courts, bowling greens is approx 15 minutes walk away as is 'The Level'. Brighton City centre with its comprehensive shopping, theatres, cinemas, fine range bars, restaurants and of course the Seafront are also within walking distance.

Local Information

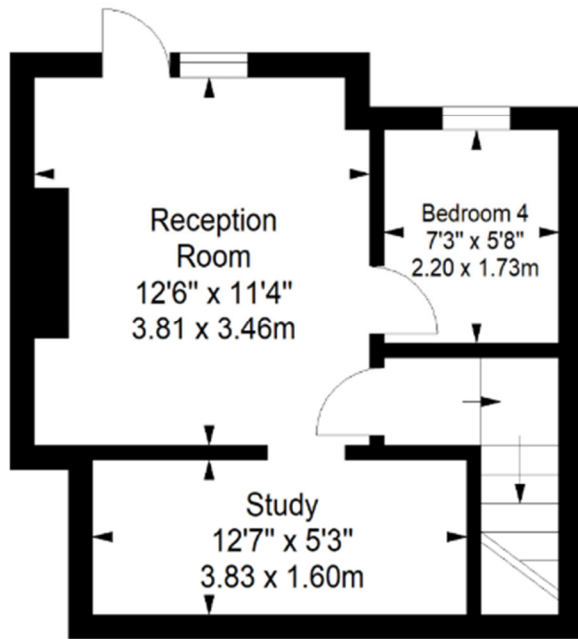
Downs Infant & Junior	0.3 miles
Balfour Road Infants	1.3 miles
Dorothy Stringer High School	1.5 miles
Varndean Schools Complex	1.1 miles
Preston Park Station	1.5 miles
London Road Station	0.2 miles
Brighton Mainline	1.0 miles

Brighton Seafront 1.1 miles

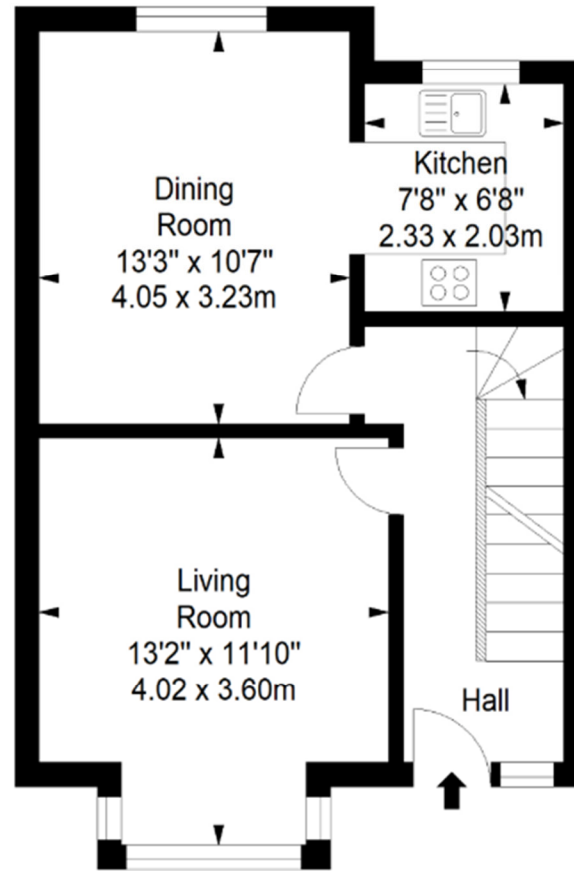
All distances approximate



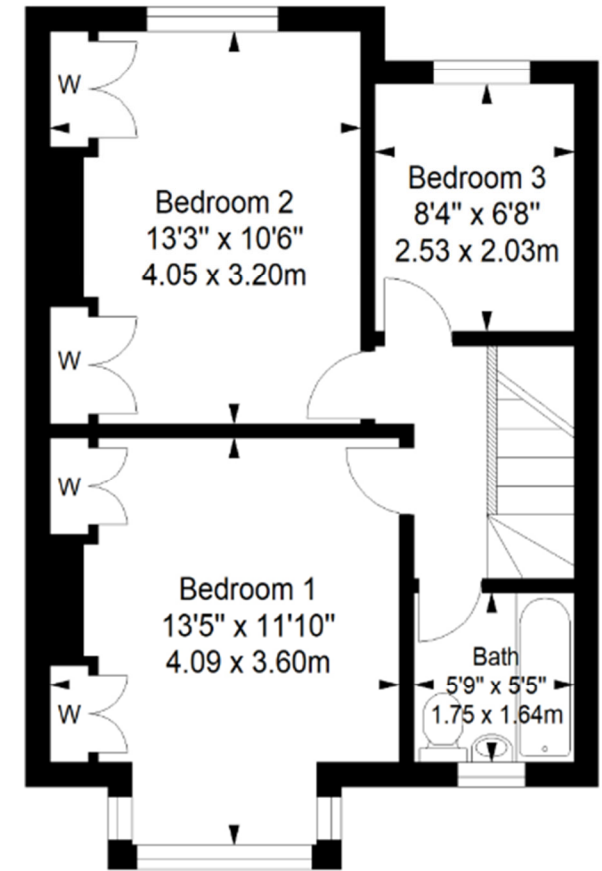
Lower Ground Floor



Ground Floor



First Floor



Approximate gross internal floor area 110.1 sq m/ 1185.1 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 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.