



50 Belgrave Street, Brighton, BN2 9NS

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Hall with under stair storage * Lovely through Living Room with working period fireplace and built in shelving and storage * Superb extended and well fitted Kitchen Breakfast Room with integrated appliances, store cupboards and worktops, wooden flooring and patio doors to garden * Skylight.

First Floor: Two Double Bedrooms * Luxury refitted family bathroom with free standing bath, separate shower, period style sink.

Top Floor: Spacious Master Bedroom with En Suite W.C.

Outside: Walled private rear astro turf garden, rear access.

Gas Fired Central Heating & Double Glazing

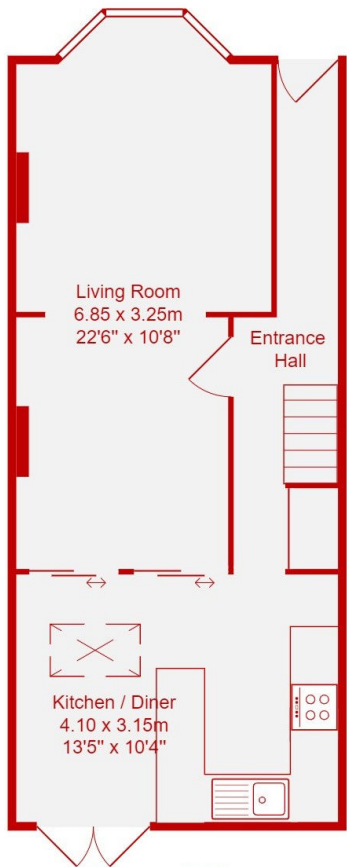
This truly delightful terraced family home was built in approximately 1860 with painted rendered elevations under a tiled roof. This lovely home combines tremendous charm and character together with a wealth of attractive features and has been tastefully decorated and modernised throughout with wood flooring & carpets. The lovely open plan living room has a working fireplace. The beautiful Kitchen Dining Room has been extended and refitted to a very high standard with a wide range of 'shaker style' units with ample worktops and integrated appliances. All three bedrooms are double with the master bedroom having it's own En Suite WC. To the rear is a charming Patio garden with storage cupboard, astro turf lawn and rear access.



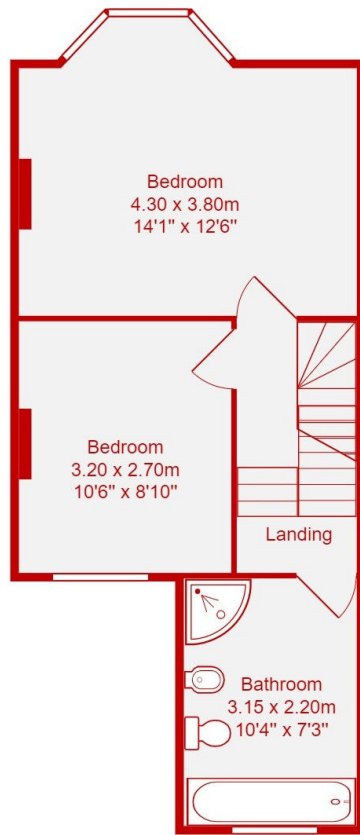
Situated in the ever popular Hanover conservation area, the property is within walking distance of excellent local shopping on Lewes Road, the renovated Open Market, the Level with its fantastic open spaces, Skate Park and the architecturally award-winning Velo cafe. Brighton beach and the North Lanes area with an extensive range of independent shops are also within easy walking distance. Looking for an evening out? The Duke of York's Picture house is one of the best in the UK along with great local pubs serving good food and the Theatre Royal being approx. 20 minute walk away as is Brighton station can be reached on foot as also is London Road station for trains to Lewes and Eastbourne. There are frequent bus services passing close by proving easy access to all parts of Brighton and Hove. The ever popular Hanover area itself is home to an eclectic mix of independent shopping, cafes and pubs, while the nearby schools are well-regarded. Both the beautiful Queens Park with its large children's play area, ornamental Lake and Café together with the nearby 'Level' with its playground and skate park are within walking distance.

Council Tax Band C
Parking Zone V

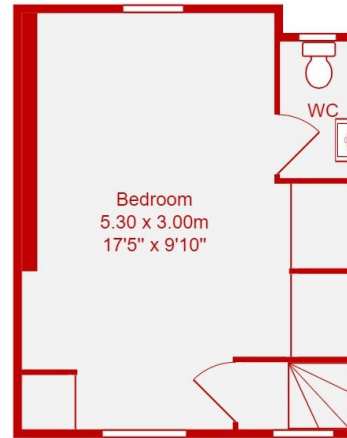




Ground Floor
Area: 40.5 m² ... 436 ft²



First Floor
Area: 35.0 m² ... 376 ft²



Second Floor
Area: 21.0 m² ... 226 ft²

Total Area: 96.5 m² ... 1038 ft²

All measurements are approximate and for display purposes only.



BEAUMONTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales

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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.