



14 Stanmer Park Road, Brighton BN1 7JJ

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Living Room with double glazed window to front * Dining Room with store cupboard, double glazed window to rear offering lovely views over the surrounding area. Kitchen with wall and base unit store cupboards door to garden.

FIRST FLOOR: Three Bedrooms * Bathroom with part tiled walls and white suite * Loft space (with potential to develop STNC) * Terraced east facing rear garden with flower beds and two decked areas.

Gas fired central heating & Double Glazing

This attractive property has been a family home for over 30 years. It offers light and airy accommodation with the east/west aspect and benefits from gas fired central heating together with double glazing but would benefit from some modernisation.

The accommodation is arranged over two floors and comes with a large rear garden. On the ground floor you will find the entrance hall, two reception rooms and the kitchen

Moving upstairs you will find three well-proportioned bedrooms with the family bathroom and access to the loft.

Outside the property with a large rear garden with flower beds and two sun decks.



Situated in this popular residential area with good local shopping available nearby in 'The Dip' and Fiveways as well as good public transport to all parts of Brighton and Hove being within easy reach. There are good schools close-by catering for children of all ages and Brighton City centre with its main shopping thoroughfare and Seafront with its fine bathing beaches and recreational facilities being approximately 2 miles distant. The property is also close to the lovely Burstead Woods which lead up to the Downs and are very popular with dog walkers.

Local Information

Downs Junior School	0.4 miles
Hertford Road Infants	0.4 miles
Dorothy Stringer High School	0.8 miles
Varndean Schools Complex	0.5 miles
Cardinal Newman School	1.9 miles

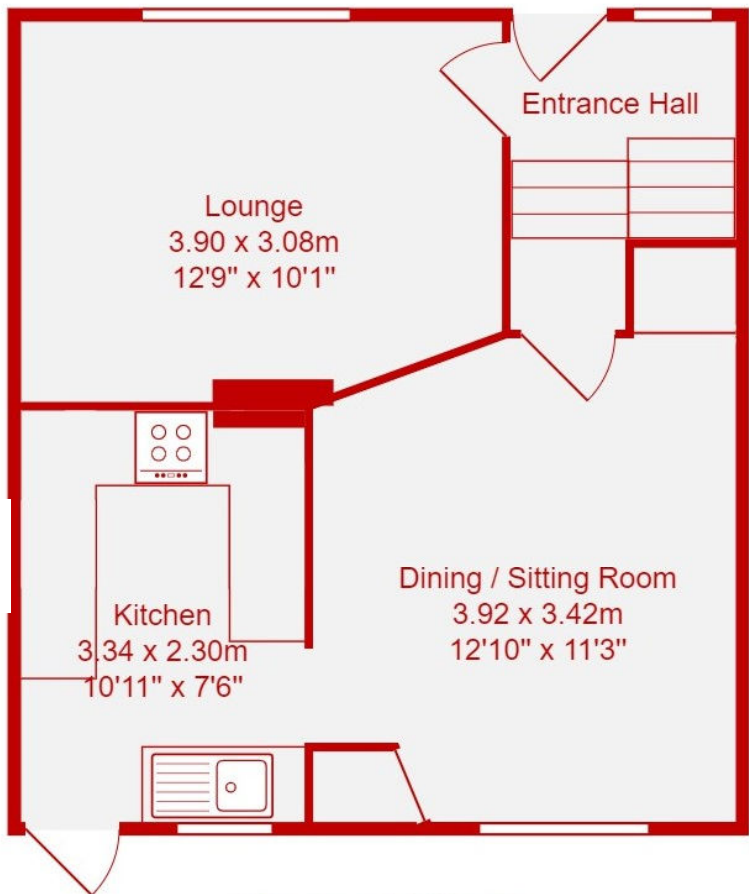
Preston Park Station	1.4 miles
London Road Station	1.0 miles
Brighton Mainline Station	2.0 miles

Brighton Seafront	2.0 miles
Brighton Shopping Centre	1.9 miles

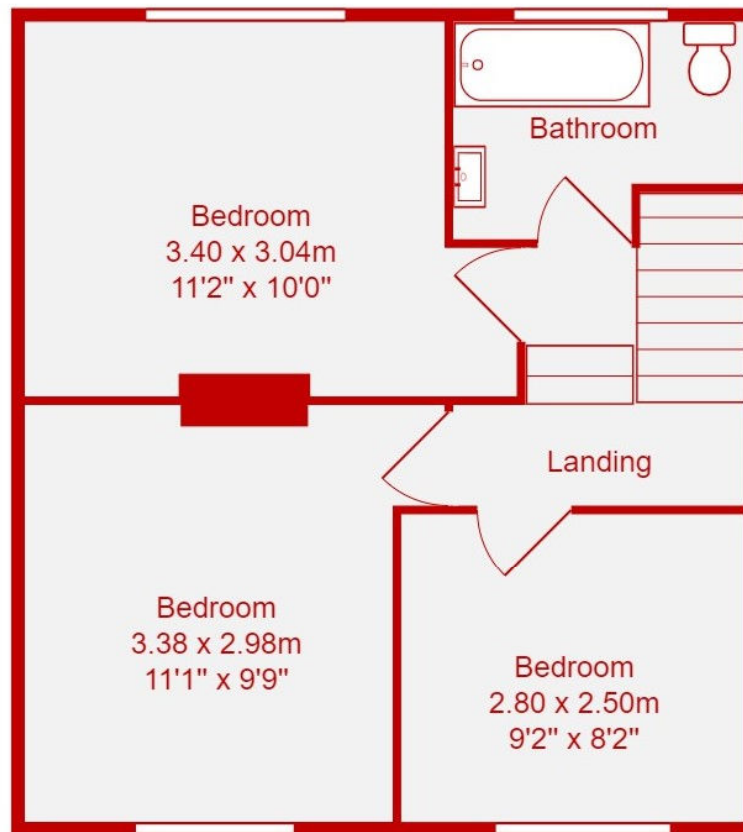
All distances approximate

Council Tax Band C





Ground Floor
Area: 38.5 m² ... 414 ft²



First Floor
Area: 38.5 m² ... 415 ft²

Total Area: 77.0 m² ... 829 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 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.