



12 Hythe Road, Brighton, BN1 6JS

**BEAUMONTS**  
ESTATE AGENTS





## SUMMARY OF ACCOMMODATION

**GROUND FLOOR:** Entrance Hall \* Through Living Room with original ceiling moldings and Pine flooring \* Very spacious and well fitted Kitchen/Breakfast Room with French doors to the garden.

**FIRST FLOOR:** Three Bedrooms \* Family Bathroom with modern white suite.

**TOP FLOOR:** Bedroom Four with Velux windows to front French Double-Glazed doors with Juliet Balcony \* Modern Ensuite.

**OUTSIDE:** Sunny South facing walled rear garden with paved sun terrace, lawn and shrub borders.

### **GAS FIRED CENTRAL HEATING \* A WEALTH OF PERIOD FEATURES**

A fine opportunity to acquire this exceptional bay fronted Victorian family house situated in this popular tree lined road close to Fiveways. Benefitting from, a Southern aspect, this home has bright and airy rooms which are all tastefully decorated. The property still retains a wealth of period features including fireplaces, ceiling moldings and Pine flooring on the ground floor.

The lovely spacious through living room having the original pine flooring, ceiling moldings and a period fireplace. A generous kitchen breakfast room being fitted with a fine range of store cupboards with solid worktops. All four bedrooms are double and modern fitted bathroom & ensuite.





Hythe Road is a highly sought-after tree lined residential road running between Preston Drove and Osborne Road. It is therefore within easy walking distance is a comprehensive range of local shopping both at Fiveways including a Post Office, Chemist, Co Op, Butcher and Baker with a wide variety of additional shopping in Preston Village. There are excellent schools for children of all age groups within walking distance as are both Blaker's Park and the beautiful 65-acre Preston Park with its wide range of recreational facilities including Tennis Courts, Bowling Greens and Cycle Track.

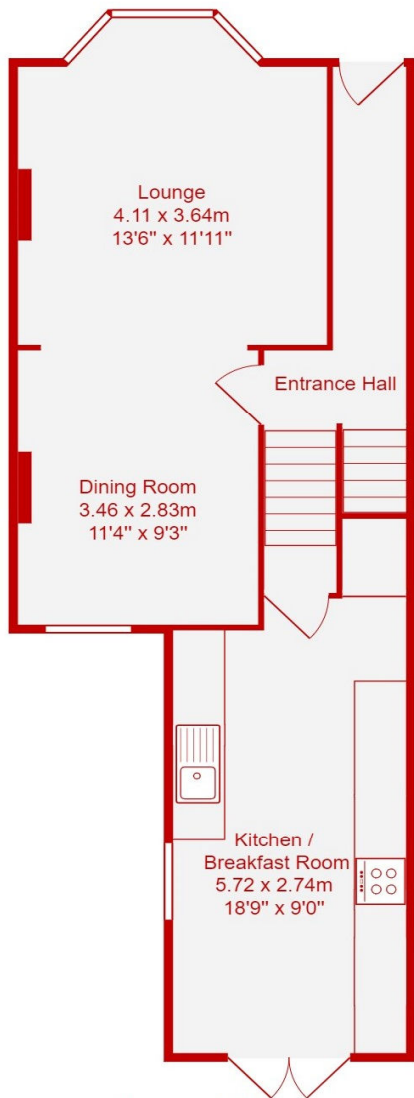
Preston Park Railway Station is only 10-minute walk away and both Brighton Mainline and London Road railway stations are within easy reach. Brighton City center with its comprehensive shopping, theatres, cinemas and fine range bars and restaurants and the Seafront are all less than 2 miles distant.

**Local Information**

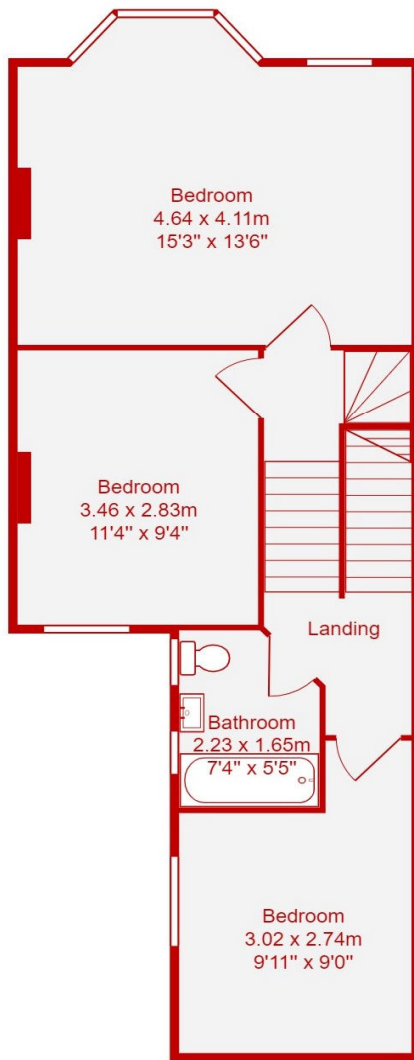
- Downs Junior School           0.6 miles
  - Balfour Road Infants        0.5 miles
  - Dorothy Stringer High School 0.7 miles
  - Vardean Schools Complex   0.5 miles
  - Cardinal Newman School    1.3 miles
  
  - Preston Park Station         1.0 miles
  - London Road Station        0.8 miles
  - Brighton Station Mainline   1.5 miles
  
  - Brighton Seafront            2.0 miles
  
  - Brighton Shopping Centre   1.8 miles
- All distances approximate*



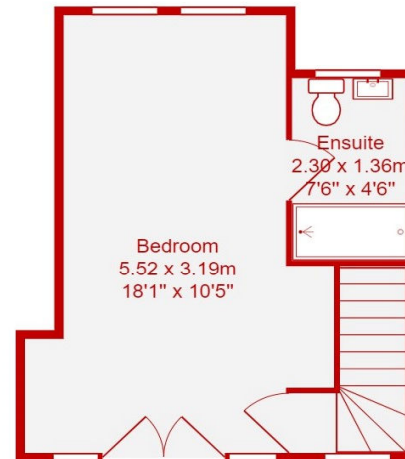




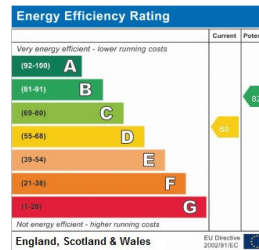
**Ground Floor**  
Area: 48.5 m<sup>2</sup> ... 522 ft<sup>2</sup>



**First Floor**  
Area: 48.5 m<sup>2</sup> ... 522 ft<sup>2</sup>



**Second Floor**  
Area: 25.0 m<sup>2</sup> ... 269 ft<sup>2</sup>



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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT  
01273 550881  
www.beaumontsresidential.co.uk



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.