



31 Hythe Road, Brighton, BN1 6JR

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Lovely Living Room with feature fireplace, Pine flooring & coved ceiling and bay window to front * Dining Room with feature fireplace * Spacious Kitchen Breakfast Room fitted with a wide range of modern units with brushed steel handles, door to garden.

FIRST FLOOR: Landing * Three bedrooms * Family Bathroom with part tiled walls and modern white suite.

TOP FLOOR: Bedroom Four * En Suite Shower/W.C

OUTSIDE: Small Front Garden * Lovely sunny walled rear garden with lawn, flower borders and Sunny patio area.

**** GAS FIRED CENTRAL HEATING ****

**** MANY ORIGINAL FEATURES ****

This lovely family home offers very spacious light and airy accommodation throughout and is offered in good decorative order, also retaining many original features and strip pine wooden flooring. There is a delightful living room and Dining room. The kitchen breakfast room is attractively fitted with a wide range of modern units. All four bedrooms are a good size and both the family bathroom & en suite shower is attractively fitted with modern white suites. Outside the sunny walled rear garden is mainly lawned and with shrub borders together with a sun patio area.



Hythe Road is a highly sought-after tree lined residential road running between Ditchling Road and Lowther 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

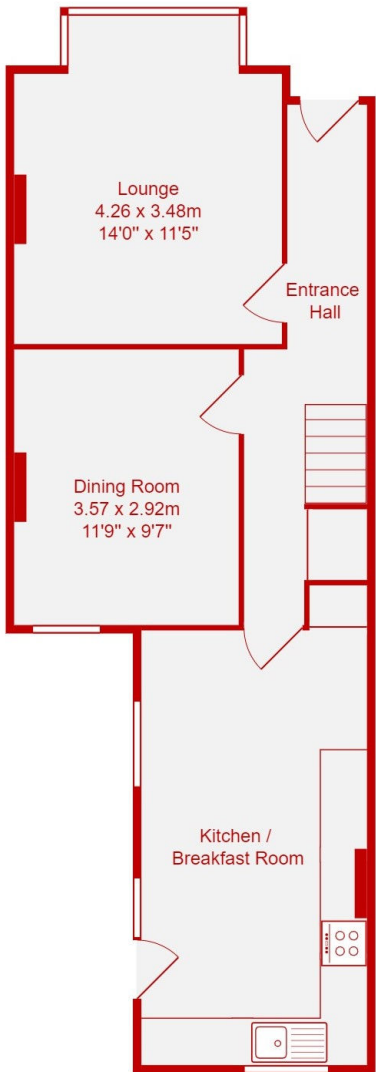
- Preston Park Station 1.0 miles
- London Road Station 0.8 miles
- Brighton Station Mainline 1.5 miles

- Brighton Seafront 2.0 miles

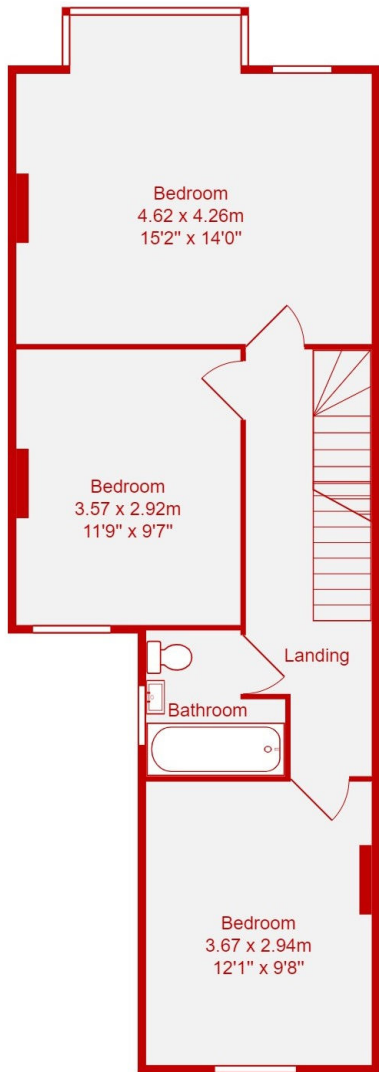
- Brighton Shopping Centre 1.8 miles

All distances approximate



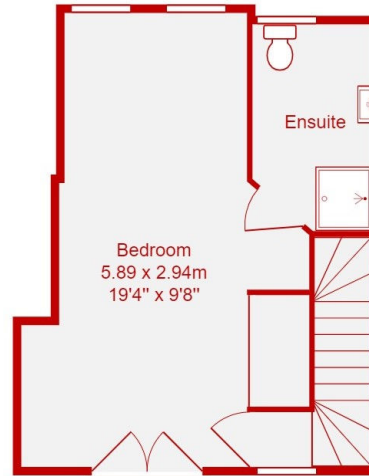


Ground Floor
Area: 51.0 m² ... 549 ft²



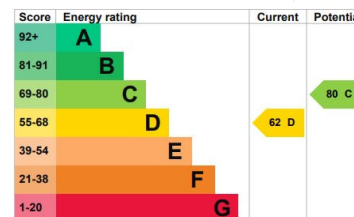
First Floor
Area: 51.5 m² ... 554 ft²

Total Area: 127.0 m² ... 1367 ft²
All measurements are approximate and for display purposes only.



Second Floor
Area: 24.5 m² ... 264 ft²

Local Authority Brighton & Hove	Council Tax Band: Annual Price: D £2,119 (min)
Conservation Area No	Flood Risk Very Low
Floor Area 1,367 ft ² / 127 m ²	Plot Size 0.03 Acres
Mobile Coverage	Broadband
EE ●	Basic 14 Mbps
Vodafone ●	Superfast 216 Mbps
Three ●	Ultrafast 1000 Mbps
O2 ●	
Satellite / Fibre TV Availability	
BT ✓	
Sky ✓	
Virgin ✗	



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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.