



44 Lowther Road, Brighton, BN1 6LG

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Hall * Lounge * Sitting Room * Superb fully fitted Kitchen with integrated Neff appliances * Cloakroom.

First Floor: Three double bedrooms * Spacious Bathroom with white suite and part tiled walls * En Suite Shower Room

Top Floor: Bedroom * Dressing Room and En Suite Bathroom.

Outside: South/East facing landscaped private rear garden and parking space for two cars

GAS CENTRAL HEATING & DOUBLE GLAZING

A superb opportunity to acquire this truly exceptional double fronted family house which has been subject to an extensive program of refurbishment and has been finished to an exceptional standard. There are newly fitted carpets to the upper floors and the ground floor having Galleria Rustic Oak Flooring and Oak doors. The beautiful Kitchen Diner having NEFF integrated appliances including Oven & Microwave and Fridge/Freezer together with 'Calacutta Gold' Quartz worktops and ample store cupboards and Island. Both of the Bathrooms and the En suite again having part tiled walls and modern white suites.

Outside to the front of the property is a small low maintenance front garden. The South/East facing fenced rear garden has been attractively landscaped with Flagstone paved seating area and raised flower beds .

There is also off-road parking for two vehicles to the front of the property.



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

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.

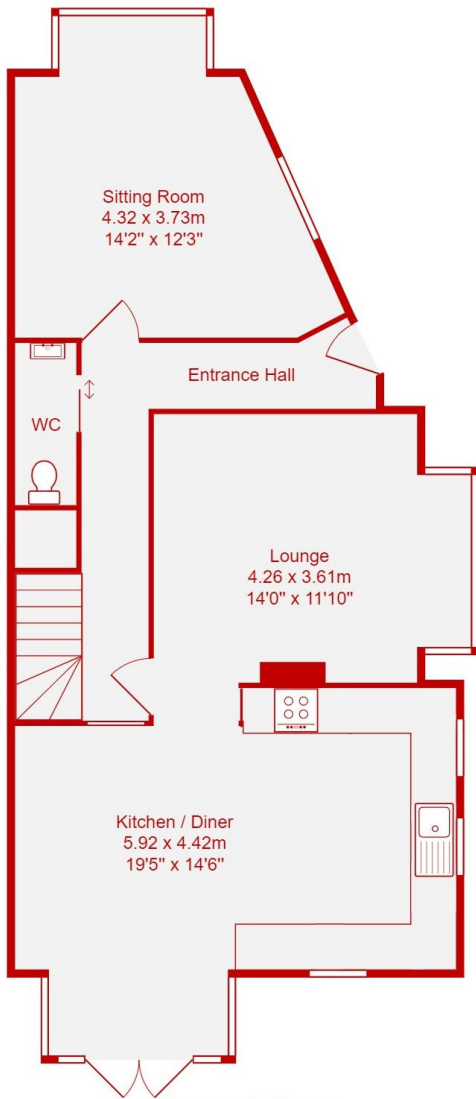
Local Information

Downs Junior School	0.6 miles
Balfour Road Infants	0.5 miles
Dorothy Stringer High School	0.7 miles
Varndean 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

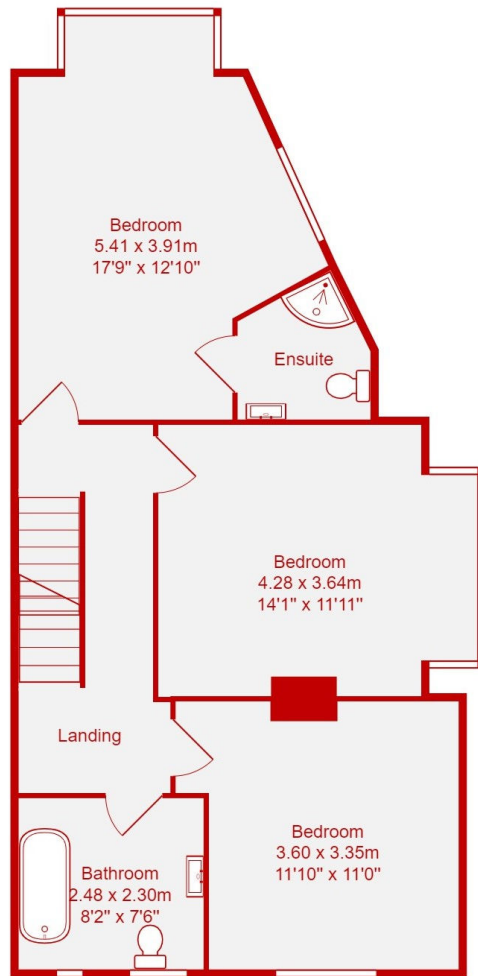
All distances approximate

Council Tax Band D
Parking Zone F





Ground Floor
Area: 66.8 m² ... 719 ft²

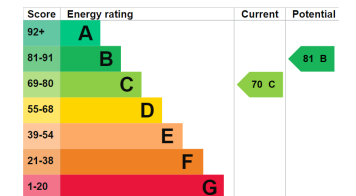


First Floor
Area: 64.0 m² ... 688 ft²



Second Floor
Area: 25.2 m² ... 271 ft²

Total Area: 156.0 m² ... 1679 ft²
All measurements are approximate and for display purposes only.



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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.