



**49 Stanmer Park Road, Brighton, BN1 7JL**

**BEAUMONTS**  
ESTATE AGENTS



## SUMMARY OF ACCOMMODATION

**GROUND FLOOR:** Entrance Hall \* Living Room with Beautiful Feature fireplace \* Dining Room \* Kitchen/Breakfast room Fitted with modern units.

**FIRST FLOOR:** Landing with hatch to loft \* Three Bedrooms \* Newly Installed Modern Bathroom with white suite & shower over Bath.

**OUTSIDE:** Front garden designed for low maintenance and sunny West facing raised rear garden.

Gas fired Central Heating and Double Glazing.

A fine opportunity to purchase this attractive family house close to local shops schools and public transport. The rooms are all of a good size and offer light and airy accommodation and the property is tastefully redecorated throughout. On the ground floor you have the Entrance Hall. Door to the Living Room with a feature fireplace and double-glazed windows to the front. Dining Room. A spacious Kitchen with Breakfast Room, the Kitchen is newly fitted with a wide range of modern units and has double glazed windows and door to rear garden. On the first floor there are three Bedrooms and a Newly installed modern part tiled Bathroom. The roof space also has potential to provide a fourth bedroom if required (stnc). Outside there is a small front garden and to the rear there is a sunny west facing rear garden.





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 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 less than 2 miles distant. Also close by are Burstead Woods which lead up to the South Downs and is very popular with dog walkers.

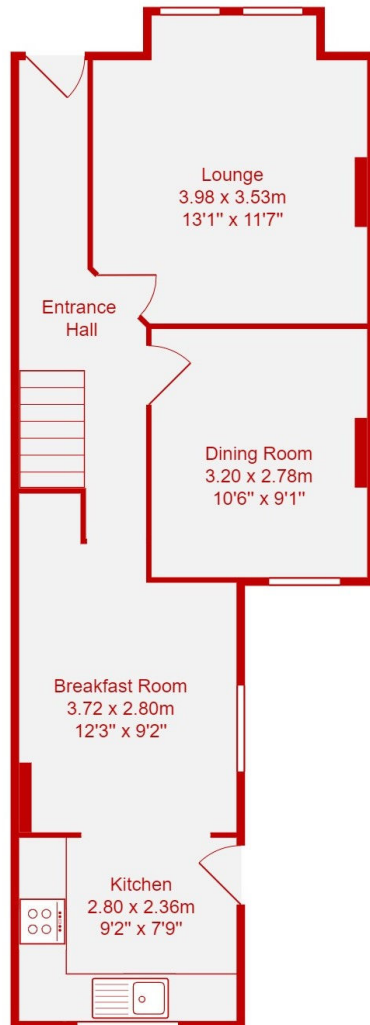
**Local Information**

Downs Junior School	0.6 miles
Hertford Road Infants	0.4 miles
Dorothy Stringer High School	0.9 miles
Varndean Schools Complex	0.6miles
Cardinal Newman School	2.0 miles
Preston Park Station	1.3 miles
London Road Station	1.2 miles
Brighton Mainline Station	2.2 miles
Brighton Seafront	2.1 miles
Brighton Shopping Centre	2.2 miles
<i>All distances approximate</i>	

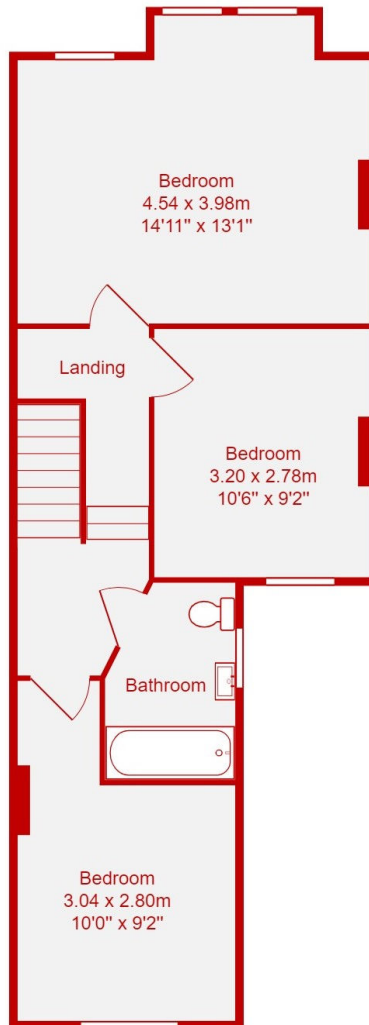
Council Tax Band D







**Ground Floor**  
Area: 49.0 m<sup>2</sup> ... 528 ft<sup>2</sup>



**First Floor**  
Area: 49.0 m<sup>2</sup> ... 528 ft<sup>2</sup>

**Total Area: 98.0 m<sup>2</sup> ... 1055 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT  
**01273 550881**  
[www.beaumontsresidential.co.uk](http://www.beaumontsresidential.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.