



28
HYTHE ROAD

28 Hythe Road, Brighton, BN1 6JS

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GARDEN FLOOR: Superb 27'x16' Open plan living area with Bi Fold doors to garden * Kitchen fitted with integrated Bosch appliance, Marble effect worktops with cupboards and drawers under * Cloakroom * Utility Room * Store Room.

GROUND FLOOR: Reception/Study Area * Spacious Bathroom * Bedroom/ 2nd Reception Room.

FIRST FLOOR: Master Bedroom with En Suite Shower Room * Bedroom * Shower Room

TOP FLOOR: Bedroom with superb views over the City to the sea

OUTSIDE: Sunny South facing rear garden with new fencing and is designed for low maintenance.

GAS FIRED CENTRAL HEATING * DOUBLE GLAZING

This superb and very energy efficient family home was constructed approx. 5 years ago to a very high standard, is fitted with quality fittings and is tastefully decorated throughout. All the rooms are of a good size and the property offers bright and airy accommodation arranged over four floors. There is Tiled & engineered Oak flooring to the living areas, UPVC double glazed sash windows and L.E.D. downlighting throughout. There is also a sunny south facing garden designed for low maintenance and from the upper floors the property offers superb views over the City to the sea. The property also has the benefit of the remainder of a 10 year BLP New Homes Warranty.



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
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

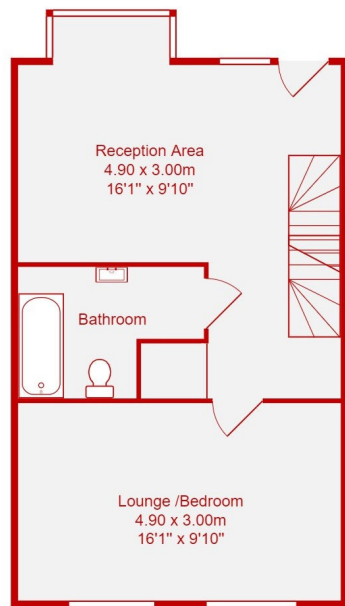
All distances approximate

Council Tax Band F

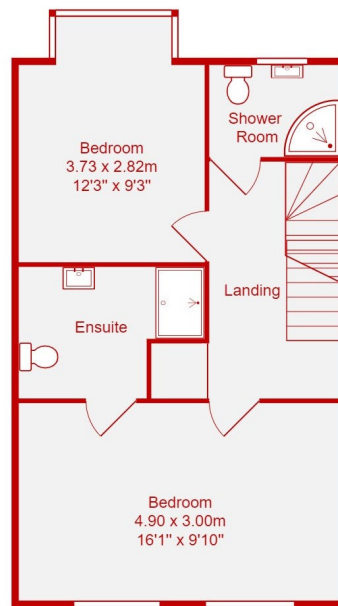




Lower Ground Floor
Area: 54.0 m² ... 582 ft²



Ground Floor
Area: 44.0 m² ... 474 ft²



First Floor
Area: 44.0 m² ... 474 ft²



Second Floor
Area: 26.0 m² ... 280 ft²

Total Area: 168.0 m² ... 1808 ft²

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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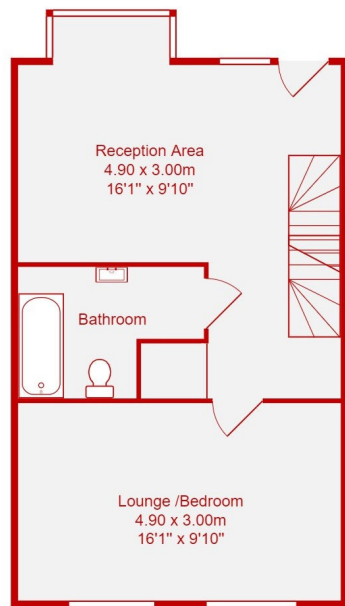
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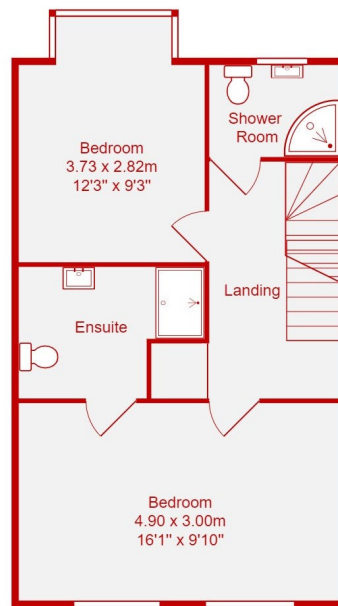




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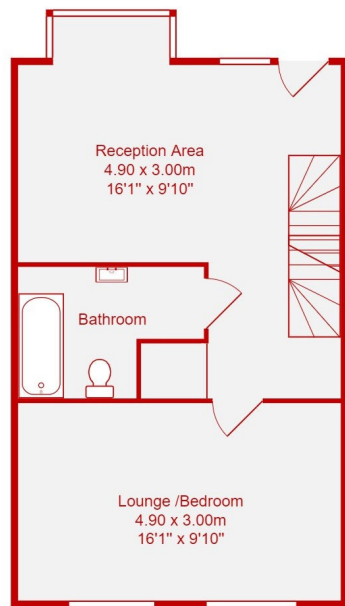
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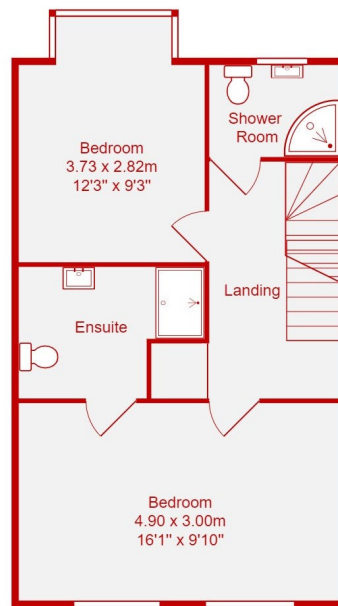




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