



109 Cuckmere Way, Brighton, BN1 8GB

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Hall; with cloaks cupboard * Living Room with attractive fireplace and window to front * Two Double Bedrooms with built in wardrobes * Shower/Cloakroom * Spacious Kitchen/Breakfast Room with a wide range of units and integrated appliances and stunning views to the South Downs.

First Floor: Landing * Two bedrooms * Bathroom with white suite.

Outside: Garden Room with lovely views * Lovely landscaped rear garden with established borders.

Stunning Views to the South Downs

This truly delightful semi-detached bungalow has been skilfully extended by the current owners and is offered in superb decorative order throughout. On the ground floor there is a lovely spacious Kitchen Breakfast Room which is fitted with ample storage, worktops and Travertine flooring. In the Living Room the attractive fireplace with a real flame gas fire. All of the four bedrooms are of a good size and both the Bathroom and Cloaks/Shower rooms have attractive modern white suits and tiled floors. Outside the large rear garden has been well designed with paved terraces, lawn, flower beds and timber built garden shed. The property also benefits from gas fired central heating and double glazing.



There is excellent shopping nearby in Carden Avenue with the Asda supermarket, Marks & Spencer's Food Hall and Matalan. Further local shopping is nearby at Fiveways including a Post office, Butcher, Greengrocer and Co Op. Good public transport is within easy reach providing access to Brighton City Centre and the A27. Brighton City Centre and seafront with its fine recreational facilities and bathing beaches being approximately three miles distant. Hollingbury Golf Course is close by and Withdean Stadium with its running track, squash courts and gymnasium and the Amex Community Stadium both being approximately two miles distant

Local Information

Patcham High School	1.0 miles
Carden Primary School	0.5 miles
Dorothy Stringer High School	1.3 miles
Vardean Schools Complex	1.1 miles

Fiveways local shopping	1.3 miles
Carden Avenue shopping	0.6 miles

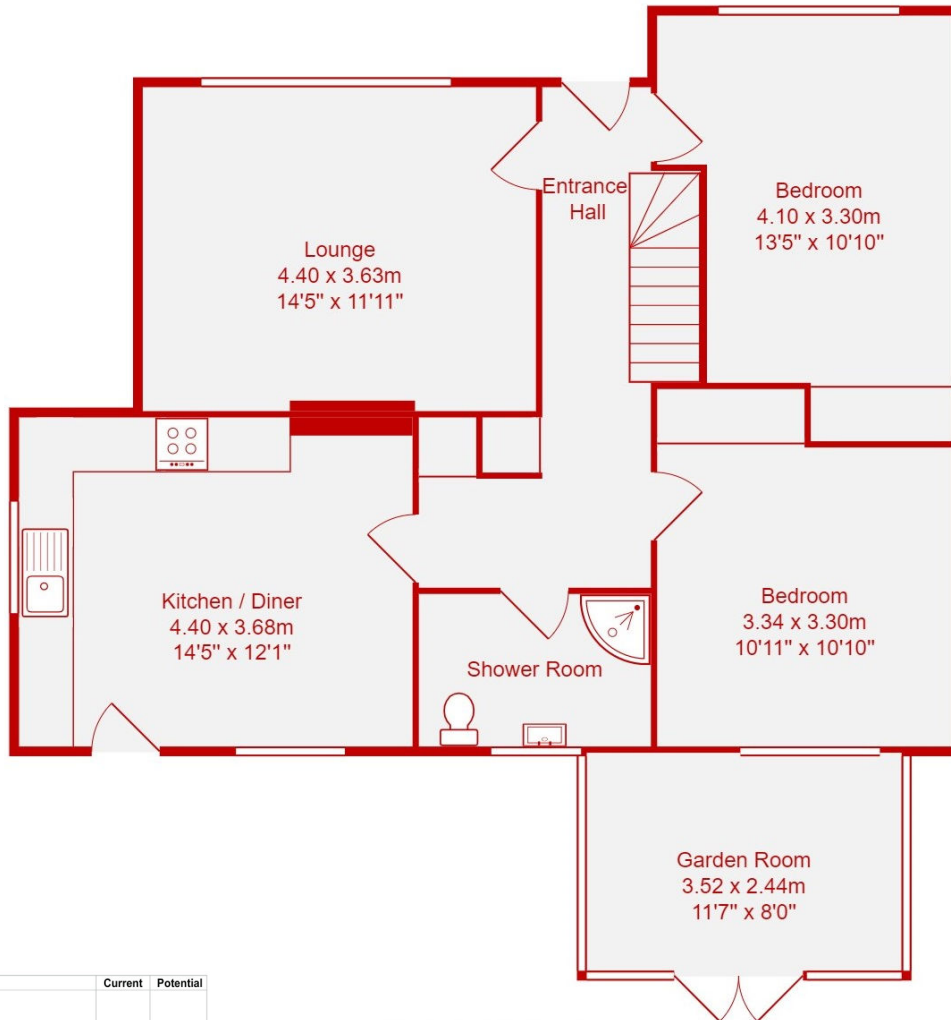
Preston Park Station	2.0 miles
London Road Station	1.8 miles

Brighton Seafront	3.0 miles
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All distances approximate

Council Tax Band D

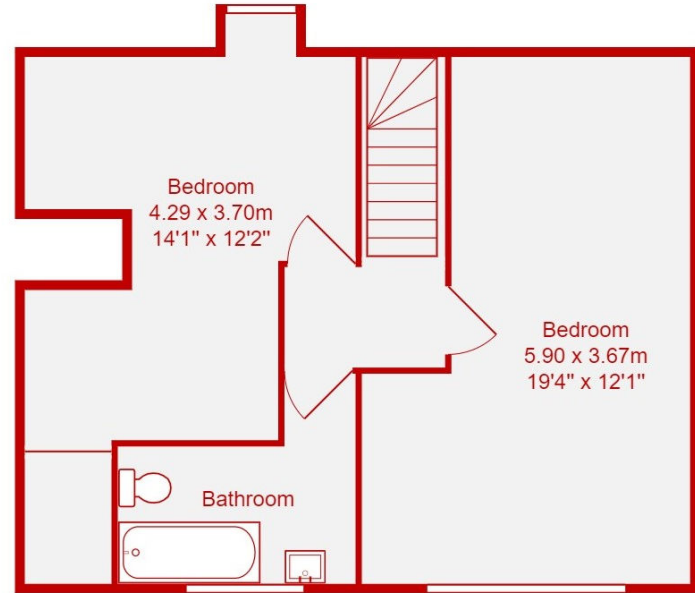




Ground Floor
Area: 83.3 m² ... 897 ft²

Total Area: 126.5 m² ... 1362 ft²

All measurements are approximate and for display purposes only.



First Floor
Area: 43.2 m² ... 465 ft²



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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.