



124 Hythe Road, Brighton, BN1 6JS

BEAUMONTS
ESTATE AGENTS



Summary of Accommodation

Garden Floor: Kitchen Dining Room * Lounge * Sitting Room/Study

Ground Floor: Entrance Hall * Living Room/Bedroom * Bedroom * Bathroom * Separate W.C..

First Floor: Landing Bedroom Two with bay window to front * Spacious Bathroom with roll top bath and shower cubicle.

Top Floor: Master Bedroom with patio doors and Juliet Balcony offering superb views over the city to the sea

Outside: South facing rear garden. Attractively designed with paved patio area, established shrub borders and timber built summer house, outside tap.

Gas fired central heating * Double Glazing

This very attractive and spacious bay fronted Victorian house situated close to Fiveways. It offers spacious and versatile accommodation arranged over four floors and enjoying very 'light & airy' rooms. There are lovely views over the city to the sea rear and the sunny south facing garden being designed for low maintenance. The spacious kitchen dining room being particularly spacious with ample storage and a gas fired Aga.



Hythe Road is a very popular tree lined road situated adjacent to 'Fiveways' where there is excellent local shopping including a butcher, bakery and greengrocer together with a Post Office, Co Op , superb Delicatessen and bustling café culture. Within walking distance is are excellent schools for children of all age groups from infants' schools to 6th form College. There is easy access to the A23 to Gatwick and London, Preston Park mainline railway station being within easy reach. Brighton City centre and the Seafront with its fine range of shopping and recreational facilities being less than two miles distant.

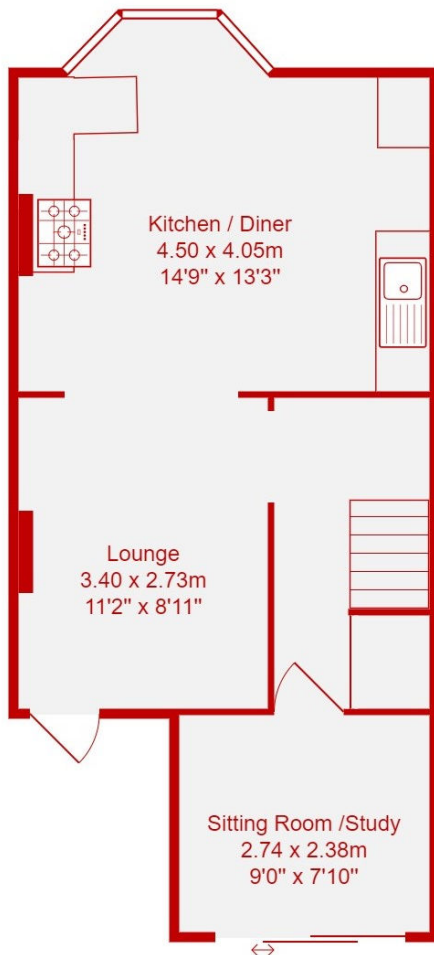
Local Information

Downs Junior School	0.5 miles
Hertford Infant & Nursery Schools	0.4 miles
Balfour Infants & Primary Schools	0.5 miles
Dorothy Stringer School	0.7 miles
Varndean College	1.0 miles
Varndean Schools	0.5 miles
Preston Park Station	1.0 miles
London Road Station	0.7 miles
Brighton Seafront	1.9 miles

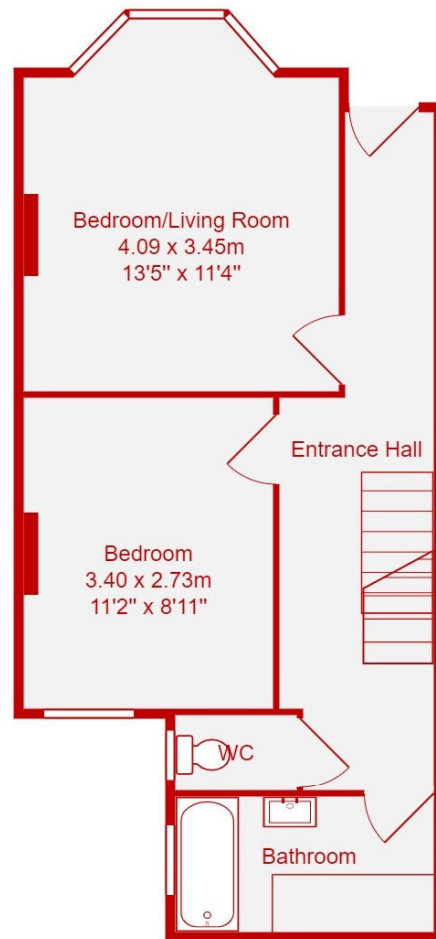
All distances approximate

Council Tax Band	D
Parking Zone	F

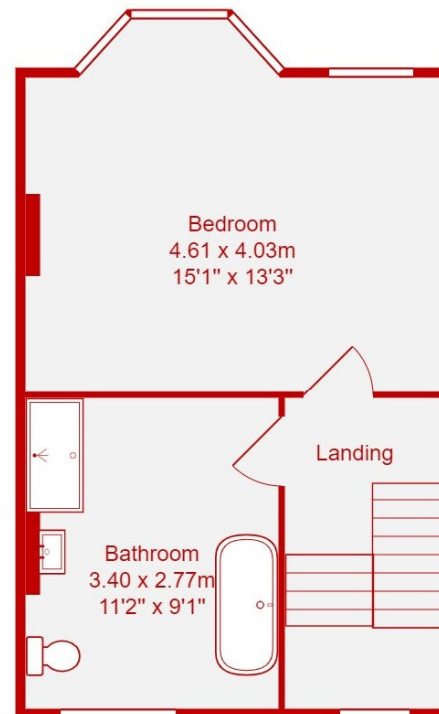




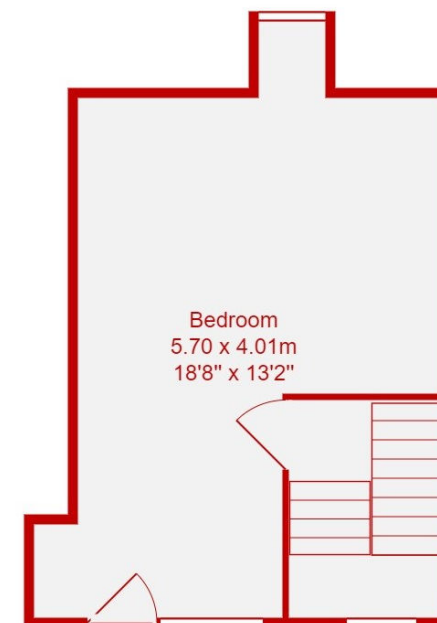
Lower Ground Floor
Area: 38.9 m² ... 419 ft²



Ground Floor
Area: 38.6 m² ... 416 ft²



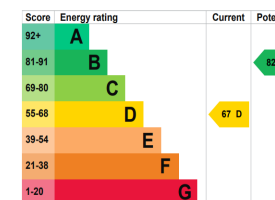
First Floor
Area: 32.9 m² ... 355 ft²



Second Floor
Area: 24.0 m² ... 258 ft²

Total Area: 134.4 m² ... 1447 ft²

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



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.