



8 Havelock Road, Brighton, BN1 6GF

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Front door leading to hallway, Lounge with wood burner & bay window * Dining room * Kitchen with door to the rear garden.

First Floor: Spacious Landing * Three Double Bedrooms * Separate W.C * Bathroom.

Second Floor: Loft room with Velux windows * Eaves storage * En-Suite Shower Room.

Outside: Landscape front & rear gardens with side access * Rear Garden has two seating areas & large shed.

Gas fired central heating

A superb opportunity to acquire this beautiful Victorian semi-detached family home which still retains a wealth of character including fire places stripped floorboards & double-glazed sash windows. There is a superb living room with wood burner a dining area and modern, kitchen together with four bedrooms, a family bathroom, separate W.C and an En-suite Shower room. A lovely rear garden with side access makes this a property not too be missed!



This lovely property is situated in this lovely tree lined residential road which runs between Stanford Avenue and Preston Drove in this highly sought-after area close to the beautiful 65acre Preston Park with its excellent recreational facilities including Tennis Courts, Bowling Greens and children's play area. There is an excellent range of local shopping within walking distance at Fiveways which includes a Post office, Butcher, Baker, Greengrocer, Deli and Co Op. Also within walking distance are excellent schools for children of all age groups. There is excellent public transport within easy reach providing access to Brighton City Centre and the A27. Preston Park mainlines railway station, with a direct service to London Victoria is just a short walk away and Brighton seafront with its fine recreational facilities and bathing beaches being approximately two miles distant.

Local Information

Local shopping at London Rd	0.5 miles
The Lanes	1.0 miles
Preston Park	0.2 miles
Varndean Schools Complex	0.9 miles

Preston Park Station	1.1 miles
London Road Station	0.3 miles
Brighton Mainline Station	1.0 miles

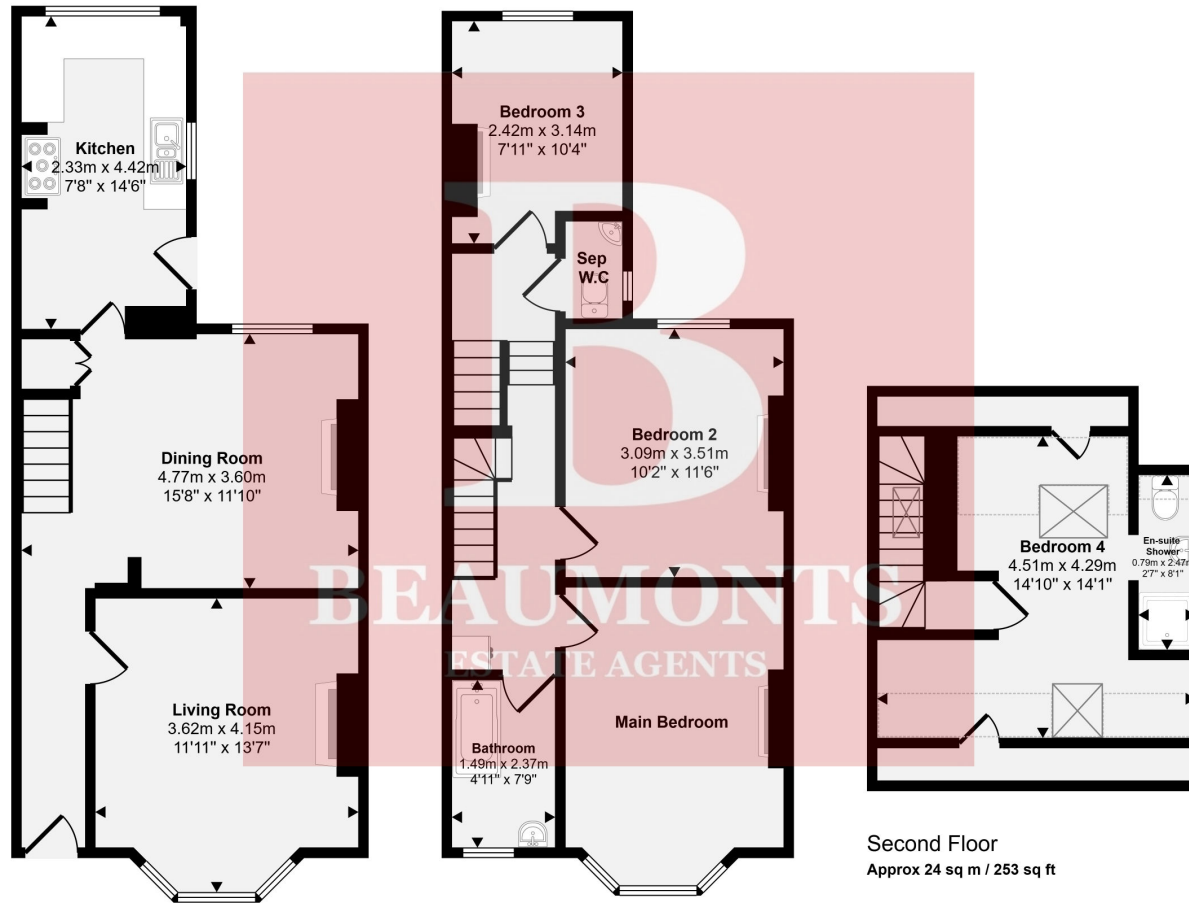
Brighton Seafront	1.4 miles
Brighton Shopping Centre	1.3 miles

All distances approximate

Council Tax Band E



Approx Gross Internal Area
116 sq m / 1246 sq ft



Ground Floor
Approx 46 sq m / 494 sq ft

First Floor
Approx 46 sq m / 500 sq ft

Second Floor
Approx 24 sq m / 253 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 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.