



50 Havelock Road, Brighton, BN1 6GF

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

Ground Floor: Front door leading to hallway * Through Lounge with feature fire place, Dual Aspect & bay window * Kitchen/Dining Room with doors to the rear garden. Separate W.C.

First Floor: Spacious Landing * Three Bedrooms * Family Bathroom with modern White Suite.

Second Floor: Attic room with Velux window & Rear Dormer window * Eaves storage *

Outside: Landscape front & rear gardens with side access * Rear Garden has paved areas, lawn and Shrub borders*

Gas fired central heating – Chain Free

This very attractive bay fronted semi-detached Victorian family house still retains some period features. Wonderful dual aspect through lounge. Understairs ground floor cloakroom, a charming extended kitchen/Dining room is fitted with a wide range units, the Dining area has French doors opening to the garden. The current owners has also extended into the roof space. The property also benefits from gas fired central heating from a combination boiler and is partly double glazed. There is also a truly delightful level sunny walled rear garden with side access.

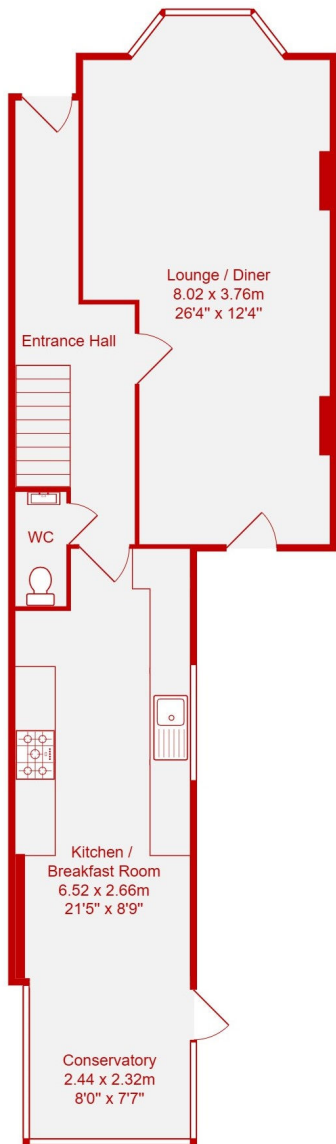


This lovely property is situated in this lovely tree lined residential road which runs between Stanford Avenue and Preston Drove in this highly sought-after area close to the beautiful 65 acre Preston Park with its excellent recreational facilities including Tennis Courts, Bowling Greens and children's 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.

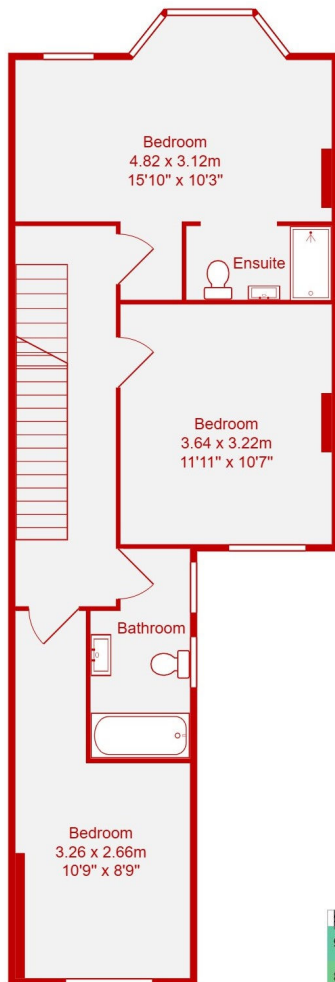
Local Information

Local shopping at London Rd The Lanes	0.5 miles 1.0 miles
Preston Park Varndean Schools Complex	0.2 miles 0.9 miles
Preston Park Station	1.1 miles
London Road Station Brighton Mainline Station	0.3 miles 1.0 miles
Brighton Seafront Brighton Shopping Centre	1.4 miles 1.3 miles
<i>All distances approximate</i>	
Council Tax Band E	





Ground Floor
Area: 60.0 m² ... 646 ft²



First Floor
Area: 54.0 m² ... 582 ft²



Second Floor
Area: 20.0 m² ... 215 ft²

Total Area: 134.0 m² ... 1442 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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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.