



4 Brentwood Close, Brighton, BN1 7EW

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall under stair store/meter cupboard * Bright and airy through Living Room / Dining Room * Fitted kitchen * West facing Conservatory.

FIRST FLOOR: Three Bedrooms * Spacious Family Bathroom with white suite and shower cubicle * Landing.

OUTSIDE: Front Garden with established shrubs * Lovely west landscaped rear garden with side access flower beds & shrubs * gate access to **GARAGE** with up & over doors

GAS CENTRAL HEATING & DOUBLE GLAZING

This attractive end of terrace house is situated in this popular residential close. The through living room/dining room has a sunny east/west aspect with feature fireplace. The kitchen is fitted with a range units and ample worktops with some integrated appliances. There are three bedrooms, two with built in wardrobes and the spacious bathroom is fitted with a modern white suite and shower cubicle. The property is surrounded with well stocked mature gardens and garage.

CHAIN FREE



Situated in this popular residential area with good local shopping available nearby in 'The Dip' and at the nearby Fiveways including a Post Office, Coop, Greengrocer and Butcher as well as good public transport to all parts of Brighton and Hove. There are good schools close by catering for children of all ages including Hertford Road Infants & Junior School. Brighton City centre with its main shopping thoroughfare and the seafront with its fine bathing beaches and recreational facilities being approximately 2 miles distant. The property is also close to the lovely Burstead Woods which lead up to the Downs and are very popular with dog walkers.

Local Information

Downs Junior & Infants Schools 1.1 miles
Hertford Road Infants 0.3 miles
Dorothy Stringer High School 1.5 miles
Vardean Schools Complex 1.2 miles
Cardinal Newman School 2.3 miles

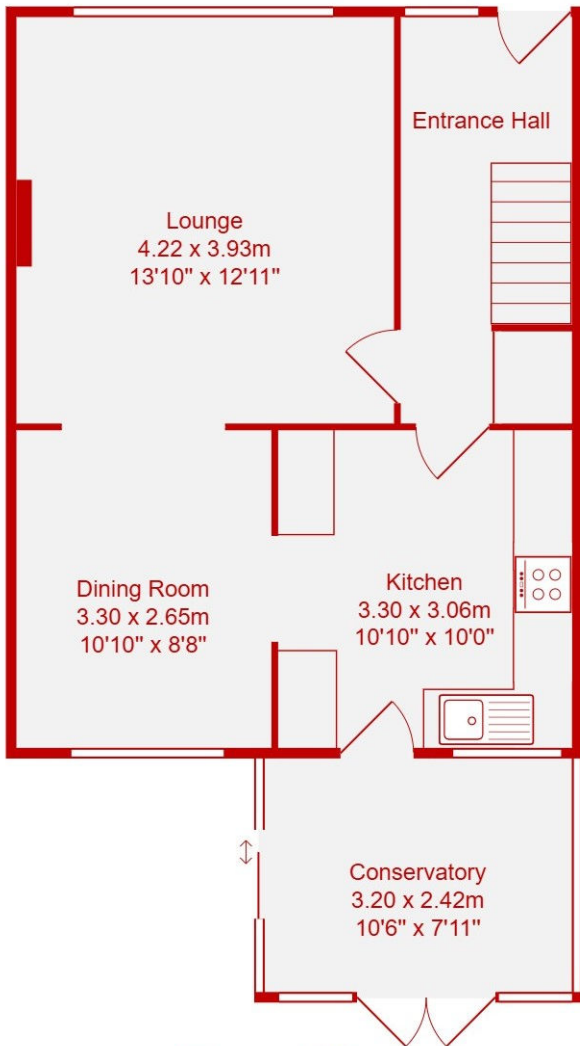
Preston Park Station 1.8 miles
London Road Station 1.1 miles
Brighton Mainline Station 2.0 miles

Brighton Seafront 2.2 miles
Brighton Shopping Centre 2.0 miles

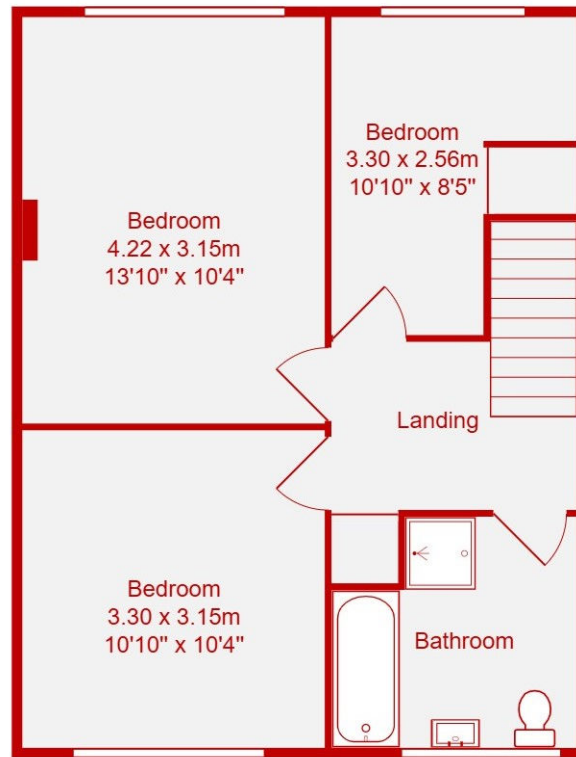
All distances approximate

Council Tax Band D
On street parking/Garage





Ground Floor
 Area: 52.5 m² ... 565 ft²



First Floor
 Area: 45.0 m² ... 485 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Total Area: 97.5 m² ... 1049 ft²

All measurements are approximate and for display purposes only.



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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.