



44 Hythe Road, Brighton, BN1 6JS

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Lovely South Facing Living Room with open plan Kitchen with a wide range of modern units, door to garden * Bedroom window to front & Cloakroom.

FIRST FLOOR: Landing * Two bedrooms * Family Bathroom with modern white suite.

OUTSIDE: Front Parking Area * Lovely sunny walled rear garden.

*** GAS FIRED CENTRAL HEATING *
DOUBLE GLAZING ***

A 3 double bedroom modern family home situated in the heart of Fiveways, with its own off street car parking and a bright sunny south facing rear garden. Accommodation comprises entrance porch, entrance hall, 20' south facing living room with an open plan modern white high gloss kitchen with contrasting walnut work surfaces, 3 double bedrooms and a modern family bathroom with white suite.

Outside to the rear of the property a lovely sunny south facing rear garden with timber decked terrace and an area of lawn



Hythe Road is a highly sought-after tree lined residential road running between Ditchling Road and Lowther Road. It is therefore within easy walking distance is a comprehensive range of local shopping both at Fiveways including a Post Office, Chemist, Co Op, Butcher and Baker with a wide variety of additional shopping in Preston Village. There are excellent schools for children of all age groups within walking distance as are both Blaker's Park and the beautiful 65-acre Preston Park with its wide range of recreational facilities including Tennis Courts, Bowling Greens and Cycle Track.

Preston Park Railway Station is only 10-minute walk away and both Brighton Mainline and London Road railway stations are within easy reach. Brighton City center with its comprehensive shopping, theatres, cinemas and fine range bars and restaurants and the Seafront are all less than 2 miles distant.

Local Information

| | |
|------------------------------|-----------|
| Downs Junior School | 0.6 miles |
| Balfour Road Infants | 0.5 miles |
| Dorothy Stringer High School | 0.7 miles |
| Varndean Schools Complex | 0.5 miles |
| Cardinal Newman School | 1.3 miles |

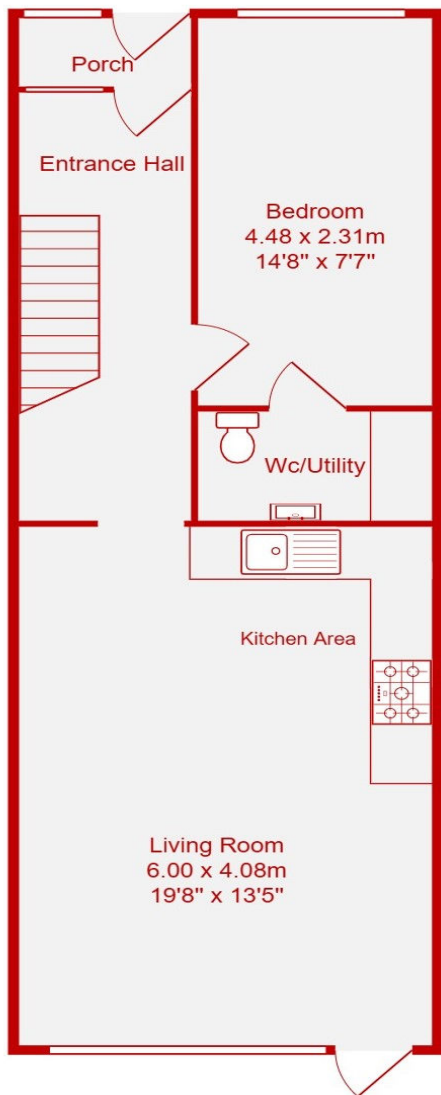
| | |
|---------------------------|-----------|
| Preston Park Station | 1.0 miles |
| London Road Station | 0.8 miles |
| Brighton Station Mainline | 1.5 miles |

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|-------------------|-----------|
| Brighton Seafront | 2.0 miles |
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|--------------------------|-----------|
| Brighton Shopping Centre | 1.8 miles |
|--------------------------|-----------|

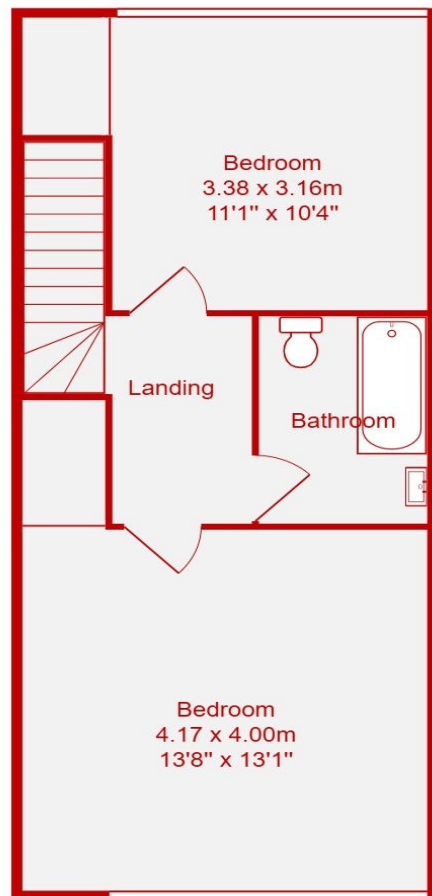
All distances approximate
Council Tax Band C





Ground Floor

Area: 48.0 m² ... 517 ft²



First Floor

Area: 40.0 m² ... 430 ft²

Total Area: 88.0 m² ... 947 ft²



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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT

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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.

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