



135 Havelock Road, Brighton, BN1 6GN

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Vestibule and door to: Entrance Hall * Cloakroom * Utility Cupboard * Through Living Room with fitted Wood Burning Stove * Superb extended Kitchen Dining Room with side return, rear extension and vaulted ceiling.

First Floor: Spacious Landing * Three Bedrooms * Spacious Family Bathroom with white suite.

Top Floor: Loft room with Velux windows offering lovely views over the surrounding area, hand basin.

Outside: Front Garden with established shrubs, Sunny west facing walled rear garden with lawn, flower borders and patio area.

Gas fired Central Heating

This particularly attractive bay fronted Victorian family home offers light and airy accommodation which is arranged over three floors. This beautiful property still retains a wealth of attractive period features including fireplaces, sash windows ceiling moldings and doors and enjoys a west facing rear garden. The **spectacular kitchen** dining room has been skilfully extended, with a vaulted glass ceiling and French doors opening to the garden. It is comprehensively fitted with a wide range of modern units with marble worktops and some integrated appliances. All of the bedrooms are double and the bathroom has a white suite and tiled walls and floor.



This lovely property is situated in this highly sought after tree lined residential road located in the Fiveways/Preston Park area of Brighton. There is an excellent range of local shopping within walking distance including 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 mainline 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 distance.

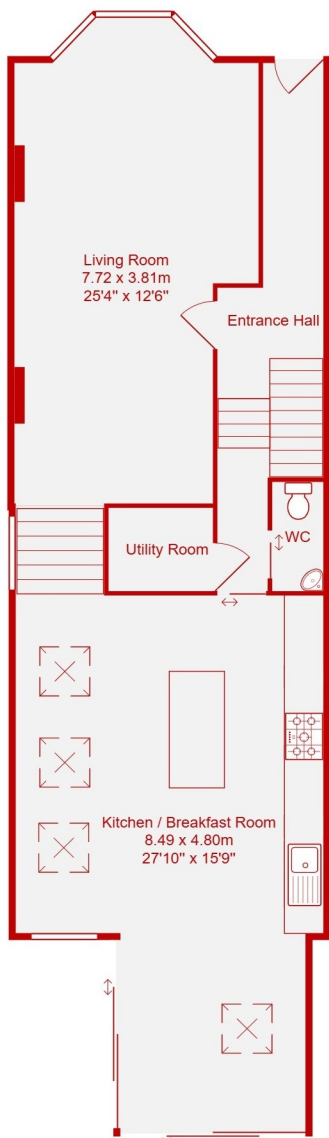
Local Information

Downs Infant & Junior	0.6 miles
Balfour Road Infants	0.5 miles
Dorothy Stringer High School	0.6 miles
Varndean Schools Complex	0.8 miles
Preston Park Station	0.8 miles
London Road Station	0.7 miles
Brighton Mainline	1.3 miles
Brighton Seafront	1.6 miles
Brighton Shopping Centre	1.7 miles

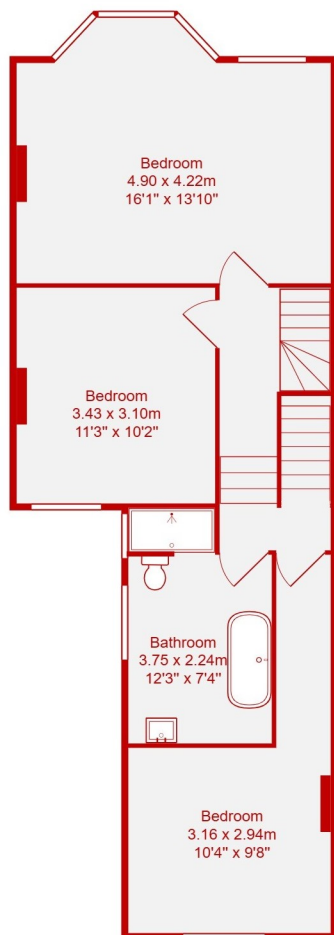
All distances approximate

Residents Parking Zone	J
Council Tax Band	E

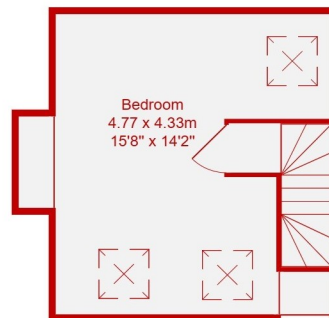




Ground Floor
Area: 79.0 m² ... 851 ft²



First Floor
Area: 58.0 m² ... 624 ft²



Second Floor
Area: 20.0 m² ... 215 ft²

Total Area: 157.0 m² ... 1690 ft²

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	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.