



**82 Burstead Close, Brighton, BN1 7HT**

**BEAUMONTS**  
ESTATE AGENTS



## **SUMMARY OF ACCOMMODATION**

**GROUND FLOOR:** Entrance Hall \* Bright and airy Living Room with French Doors \* Stunning Fitted kitchen \* Separate W.C

**FIRST FLOOR:** Three Bedrooms \* Family Bathroom

### **OUTSIDE:**

\* Lovely rear garden with rear access

## ***GAS CENTRAL HEATING & DOUBLE GLAZING***

This attractive end of terrace house is situated in this popular residential close. The living room has a sunny aspect with French doors leading onto the rear garden. The stunning kitchen/breakfast room is fitted with a range units and ample worktops with integrated appliances. There is also a downstairs cloakroom. On the first floor there are three bedrooms, and a family bathroom. The property offers a delightful sunny rear garden with rear access.





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 thorofare 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
Varndean 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

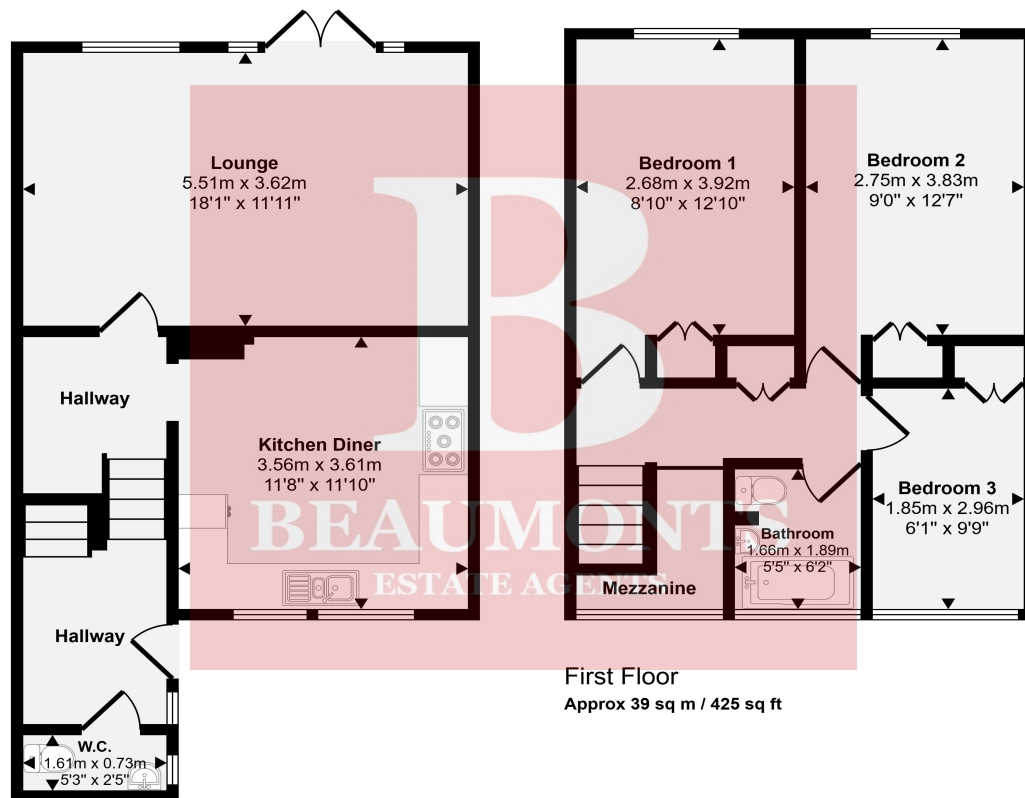
All distances approximate

Council Tax Band C





Approx Gross Internal Area  
84 sq m / 900 sq ft



**Ground Floor**  
Approx 44 sq m / 474 sq ft

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		85 B
69-80	C	69 C	
55-68	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.