



**31 Bevendean Road, Brighton, BN2 7FN**

**BEAUMONTS**  
ESTATE AGENTS



## SUMMARY OF ACCOMMODATION

**GROUND FLOOR:** Entrance Hall \* Bedroom Three \* Bedroom 4 / Study \* Shower Room.

**GARDEN FLOOR:** Open Plan Living Room with French doors to garden \* Fitted Kitchen Area with wide range of modern high gloss units

**FIRST FLOOR:** Stunning master Bedroom with superb views over the City \* Bedroom Two \* Family Bathroom with part tiled walls and modern white suite.

**OUTSIDE:** Two car parking space \* Sunny west facing rear garden.

### Heating From Air Source Heat Pump \* Double Glazing \*

Designed to maximise enjoyment of the outside space, the glamorous open plan living room spans the whole of the lower floor with French doors leading out to the garden, ideal for entertaining. The modern fitted kitchen is safely tucked away from the social flow. There are integrated appliances include a sleek hob, grill, oven, fridge and freezer, and there is a choice of ambient lighting. Outside, the child and pet friendly garden offers a sunny aspect with a patio area and a level lawn large enough for play. On the ground floor there are two good size bedrooms with the rear bedroom providing some great roof top views over Brighton. A good shower room is also located on this floor. On the top floor you will find a main bedroom with floor to ceiling windows offering fantastic views over Brighton, a second bedroom and a family bathroom. The property also has two off road parking spaces.





With good transport links to the city centre, station and both Brighton and Sussex Universities the area is popular with professionals, families and investors. The vibrant shops, cafés and bars of Lewes Road are a 10-15 minute stroll down the hill. Brighton General Hospital is nearby, a choice of popular primary schools are within walking distance and there are plenty of green spaces to enjoy, including a nature reserve by the racecourse.

Local Information

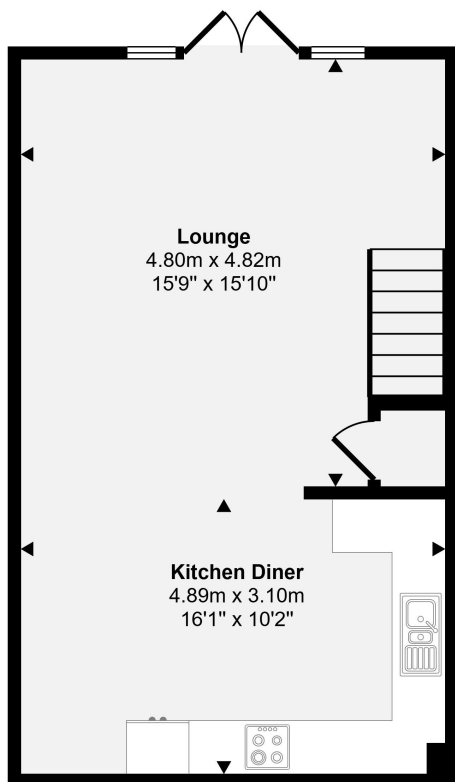
Moulsecoomb Station	0.6 Miles
London Road Station	1.4 Miles
Brighton Station	1.5 Miles
Preston Park Station	1.9 Miles
Coombe Road School	0.3 Miles
St Martins School	0.5 Miles
Fairlight School	0.6 Miles
Brighton Collage	1.3 Miles
Varndean	1.3 Miles

Council Tax Band C

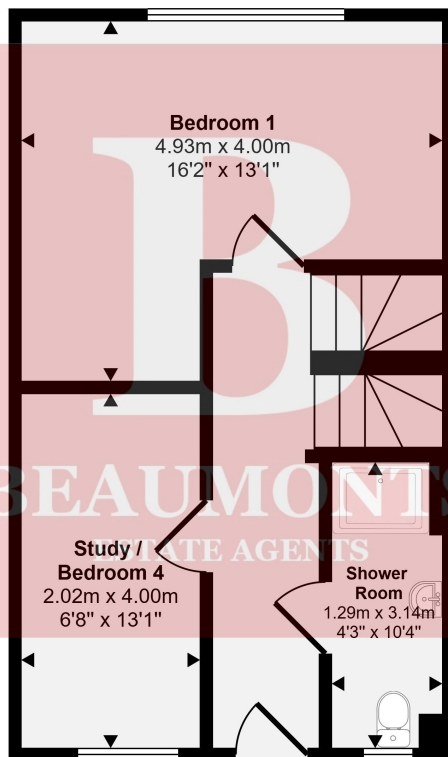




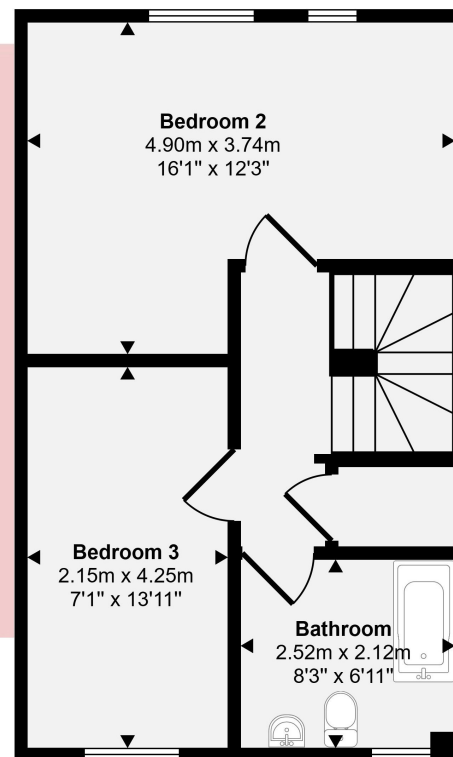
Approx Gross Internal Area  
118 sq m / 1274 sq ft



Lower Ground Floor  
Approx 39 sq m / 421 sq ft



Ground Floor  
Approx 40 sq m / 426 sq ft



First Floor  
Approx 40 sq m / 427 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**01273 550881**  
[www.beaumontsresidential.co.uk](http://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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