



8 Larkfield Way, Brighton, BN1 8EF

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Cloakroom * Superb Living/Dining Area * Modern Luxury fitted Kitchen with Oak flooring * Master Bedroom with En Suite Bathroom * Bedroom Four/ Second Reception with patio doors to garden.

FIRST FLOOR: Two Bedrooms * Jack & Jill Shower Room/WC * Lovely far reaching views over the surrounding area.

OUTSIDE: Front with lawn and flower beds * Driveway with off road parking * Lovely Sunny Rear Garden with lawn with mature trees and sun deck.

SELF CONTAINED ANNEXE: Ideal as Home & Income, air B'n'B or Granny Flat.

*** Double Glazing * Gas Fired Central Heating ***

This rarely available and delightful semi-detached family home offers spacious versatile accommodation and is offered in truly excellent decorative order throughout. The spacious kitchen being fitted with comprehensive range of modern units and integrated appliances and both the Bathroom & Shower Room have modern white suites.

A particular feature of the property being the recently constructed self contained annex at the rear which is considered ideal for a variety of uses including as a home and income.

Large sunny and private rear garden with lawn and established flower borders and sun deck.



Larkfield Way is a highly sought-after residential road which runs between Beechwood Avenue and Woodbourne Avenue. Local shops which can be found at both Fiveways and the nearby Patcham Village with more comprehensive shopping can be found at the Hollingbury Retail Park offering Next, Argos and M&S Simply Food as well as the main Asda superstore. Local bus services are within easy reach which offer a direct route into Brighton City centre, seafront and areas beyond as well as Brighton mainline railway station which offers a direct link to London/Victoria.

Local Information

Patcham High School	0.9 miles
Vardean School	0.7 miles
Dorothy Stringer High School	0.8 miles
Vardean College	0.7 miles

Preston Park Station	1.6 miles
London Road Station	1.6 miles
Brighton Mainline Station	2.8 miles

Amex Stadium	3.5 miles
Hollingbury Golf Course	0.5 miles
Brighton Seafront	2.3 miles
Brighton Shopping Centre	2.0 miles

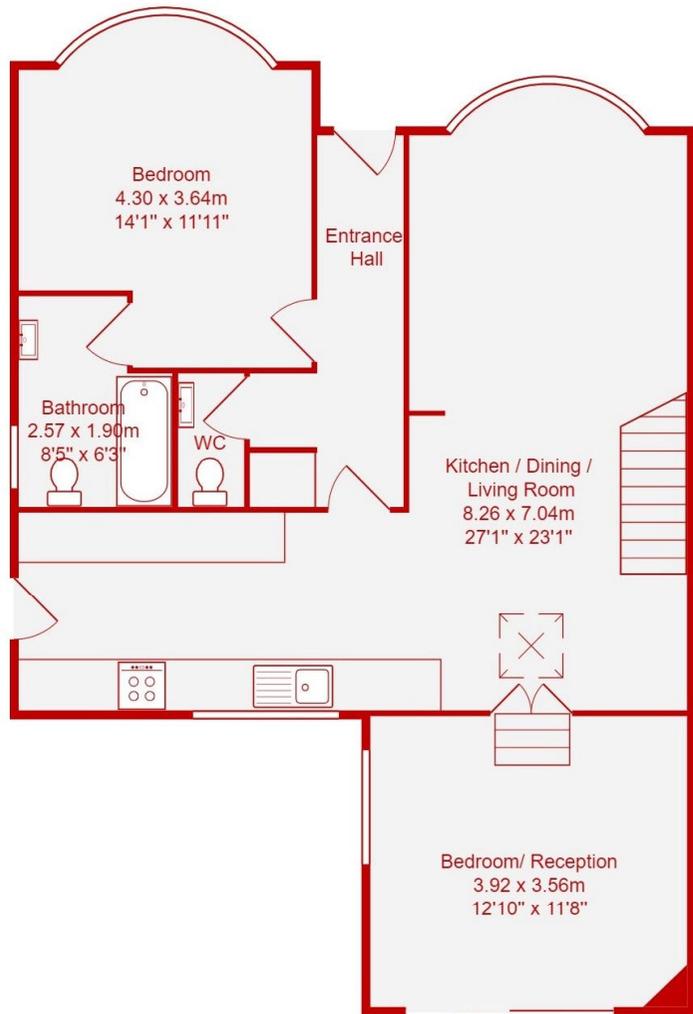
All distances approximate

Council Tax Band D



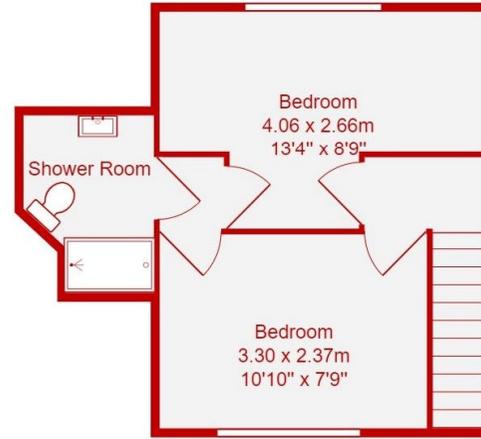


Annexe
Area: 27.5 m² ... 296 ft²



Ground Floor
Area: 77.6 m² ... 835 ft²
Total Area: 129.0 m² ... 1389 ft²

All measurements are approximate and for display purposes only.



First Floor
Area: 23.9 m² ... 258 ft²



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT
01273 550881
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.