



76 Sheridan Terrace, Brighton, BN3 5AF

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall with understair storage * Living Room with **wood burning stove** * Dining Area with patio doors to garden * Modern fitted kitchen with built in double oven and Hob.

FIRST FLOOR: Three Bedrooms * Bathroom with part tiled walls and white suite.

TOP FLOOR: Bedroom Four with eaves storage and En Suite Shower & W.C.

OUTSIDE: Low maintenance front garden and side access to the rear garden with paved patio area, ornamental pond with flower and shrub borders.

GAS CENTRAL HEATING & DOUBLE GLAZING **SOLAR PANELS**

This most attractive and deceptively spacious mid-terrace family home enjoys bright and airy accommodation arranged over three floors and is offered for sale in truly excellent decorative order throughout. Solar panels have been fitted to the roof which in 2023 provided an income £470. There is on street parking in Zone R for parking permit holders.

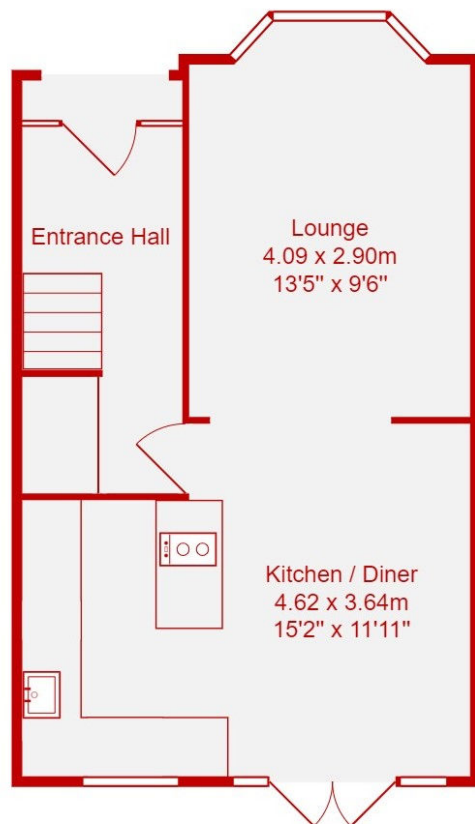


LOCATION Situated on a sought after residential street in the desirable Poets Corner area. Located near Portland Road which hosts a wide variety of different shops, pubs and restaurants. The popular Flour Pot Bakery (located just 0.3 miles from your doorstep), and 44 Poets Café which serve a delicious coffee (also located just 0.3 miles away). Bus routes are very frequent and have many links into Brighton. Approximately 0.3 miles to Aldrington Train Station and just a brisk walk from Hove Seafront.

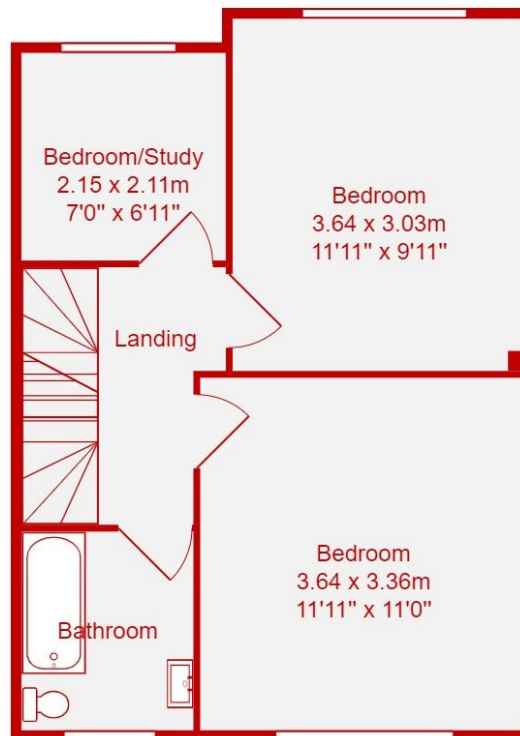
Parking Zone R

Local Authority	Council Tax
Brighton & Hove	Band: C
	Annual Price: £1,884 (min)
Conservation Area	Flood Risk
No	Very Low
Floor Area	Plot Size
785 ft ² / 73 m ²	0.03 Acres
Mobile Coverage	Broadband
EE	Basic 8 Mbps
Vodafone	Superfast 271 Mbps
Three	Ultrafast 1000 Mbps
O2	
Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✓

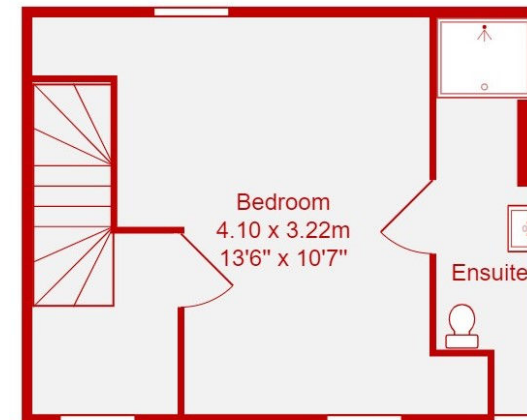




Ground Floor
Area: 34.5 m² ... 372 ft²



First Floor
Area: 37.5 m² ... 404 ft²



Second Floor
Area: 21.0 m² ... 226 ft²

Total Area: 93.0 m² ... 1001 ft²

All measurements are approximate and for display purposes only.



BEAUMONTS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	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.