



Lucerne House, 1 Lucerne Road, Brighton, BN1 6GH

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Hall * Cloakroom * Superb through Living Room with French doors to the garden * Kitchen Dining Room with underfloor heating, integrated appliances & Bi Fold doors to garden.

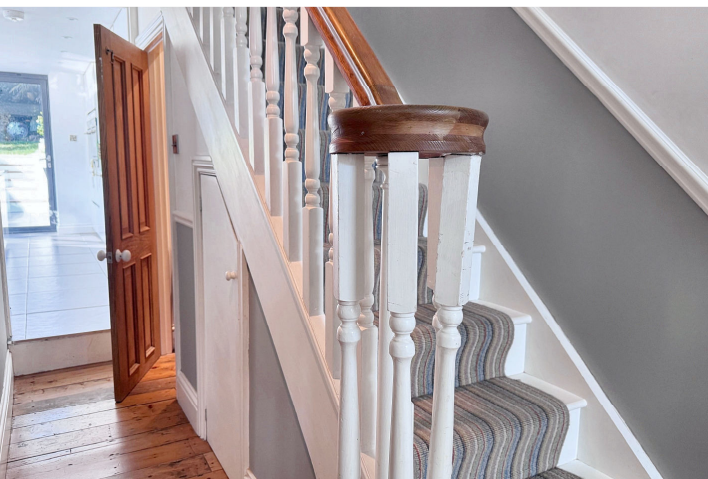
First Floor: Spacious Landing * Three Double Bedrooms * Bathroom with walk in shower & underfloor heating.

Second Floor: Loft room with Velux windows offering lovely views * Eaves storage * En-Suite W.C.

Outside: Front garden with side access to the rear * Rear Garden offering considerable privacy with tiled seating area, lawn, established trees and flower beds, timber garden sheds.

Gas fired central heating with combination boiler & pressurised hot water system

This beautiful detached Victorian bay fronted house is located in this highly desirable tree lined road close to Blakers Park & Fiveways. The property offers a wealth of fine features and has been skillfully extended to provide an extra bedroom with en suite and an absolutely stunning kitchen breakfast room with stone worktops and high-quality integrated appliances together with underfloor heating and Bi Fold doors to the garden. The property is tastefully decorated throughout and retains many attractive period features including fireplaces, ceiling moldings together with stripped pine flooring.



This lovely property is situated in this residential road which runs between Beaconsfield Villas and Cleveland Road. Within easy walking distance is Blakers Park and the beautiful 65acre Preston Park with its excellent recreational facilities including Tennis Courts, Bowling Greens and children's play area. There is an excellent range of local shopping within walking distance at Fiveways which includes a Post office, Butcher, Baker, Greengrocer, Deli and Co Op. Also within easy reach 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 mainlines 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 distant.

Local Information

Local shopping at Fiveways	0.3 miles
The Lanes	1.0 miles
Preston Park	0.2 miles
Varndean Schools Complex	0.9 miles

Preston Park Station	1.0 miles
----------------------	-----------

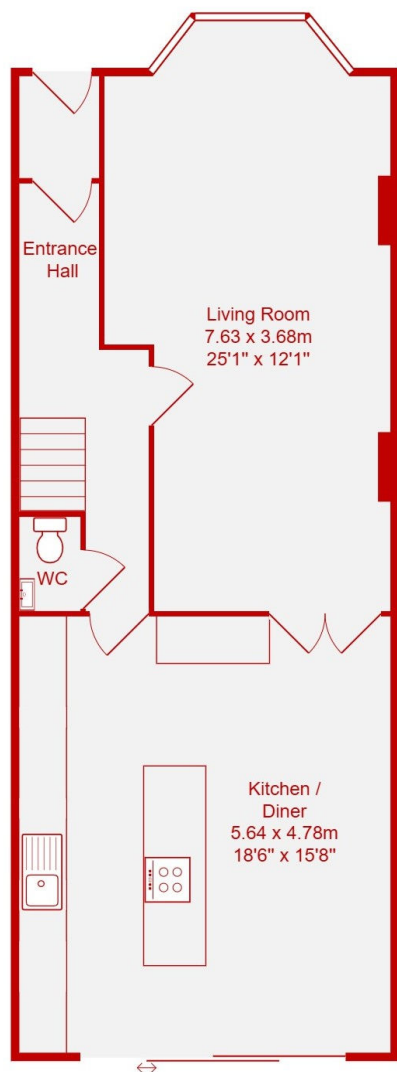
London Road Station	0.5 miles
Brighton Mainline Station	1.2 miles

Brighton Seafront	1.5 miles
Brighton Shopping Centre	1.3 miles

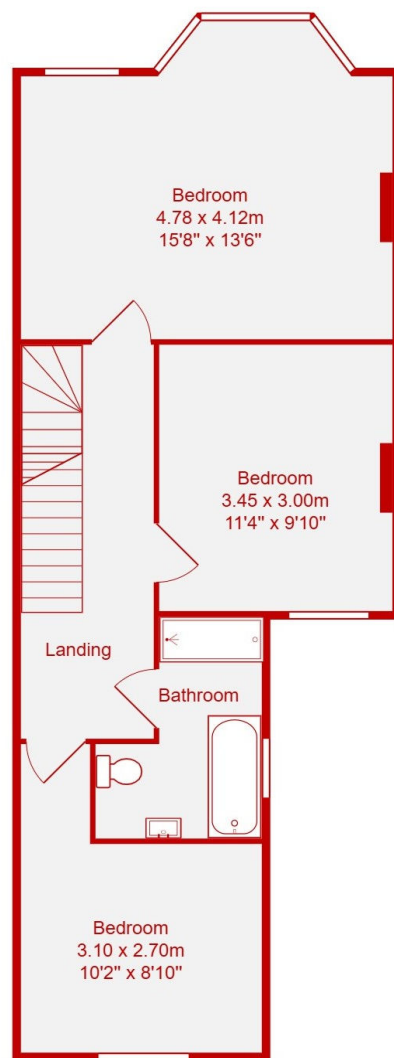
All distances approximate

Parking Zone J
Council Tax Band E

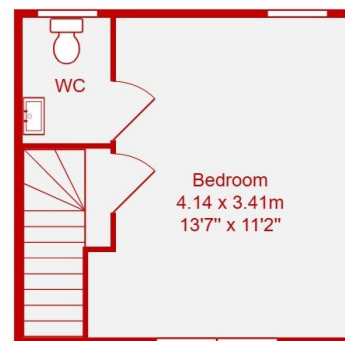




Ground Floor
Area: 62.0 m² ... 668 ft²



First Floor
Area: 52.0 m² ... 560 ft²



Second Floor
Area: 17.0 m² ... 183 ft²

Total Area: 131.0 m² ... 1410 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	79 C
39-54	E		
21-38	F		
1-20	G		



BEAUMONTS
ESTATE AGENTS

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.