



42 Larkfield Way, Brighton, BN1 8EF

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Bay fronted through living room * Conservatory * Bedroom * Bathroom Kitchen * Side vestibule with storage.

First Floor: Landing * Bedroom with En Suite Shower Room * Two further bedrooms.

OUTSIDE: Small formal front garden * Side access to the beautiful, level rear garden mainly laid to lawn with mature trees and bushes, ornamental pond, greenhouse and garden shed * Shared driveway * GARAGE.

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

This truly delightful semi detached chalet bungalow has been skilfully extended and provides very spacious and versatile accommodation over two floors. It is offered in excellent decorative order throughout with light and airy rooms with lovely views. The spacious through living room leading to the Conservatory and rear garden which is approx 65ft in length and having a good size paved patio, lawn and established fruit trees together with greenhouse and shed. There is on street parking and a shared driveway to the garage with up n over door and side gate to the garden.



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

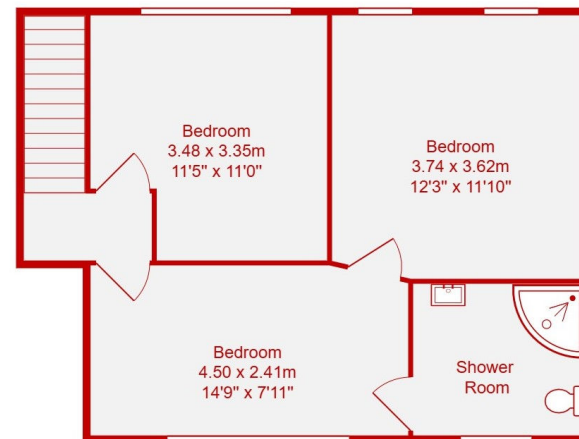
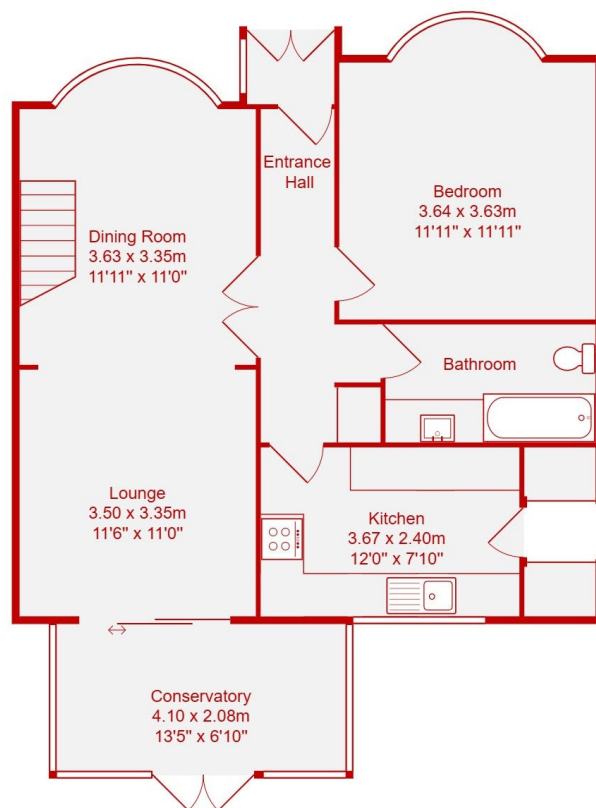
Preston Park Station	1.6 miles
London Road Station	1.6 miles
Brighton Mainline Station	2.8 miles

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





Total Area: 118.0 m² ... 1271 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	62 D	80 C
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.

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