



167 Preston Drove, Brighton, BN1 6FN

**BEAUMONTS**  
ESTATE AGENTS





## SUMMARY OF ACCOMMODATION

### Ground Floor:

Entrance vestibule with part glazed door to: Spacious Entrance Hall with period features \* Kitchen/Dining Room with bay window to front and views over Blakers Park to the sea, cast iron fireplace with marble surround \* Stunning Living Room with Bi-Fold doors to the garden.

### First Floor:

Spacious Landing \* Three Double Bedrooms \* Family Bathroom.

### Top Floor:

Bedroom four with Velux windows to front and rear \* En Suite Shower/WC

### Outside:

Front garden with patio Sun Terrace and shrub border. Rear garden with raised patio, raised decked area leading off the third bedroom and flower beds.

A rare opportunity to acquire this absolutely fabulous bay fronted Victorian family home situated directly opposite Blaker Park. The property has been subject to extensive modernisation and improvements in recent years all finished to an exceptionally high specification throughout. Still retaining a wealth of attractive period features including fireplaces, superb ceiling mouldings and period doors together with beautiful wooden flooring to the ground floor.





Preston Drove is a highly sought after tree lined road running between London Road and Ditchling Road in the much sought after Fiveways area of Brighton. There is an excellent range of local shopping within walking distance at Fiveways including 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 mainline 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

Downs Junior School	0.4 miles
Balfour Road Infants	0.5 miles
Dorothy Stringer High School	0.7 miles
Varndean Schools Complex	0.7 miles
Cardinal Newman School	1.4 miles

Preston Park Station	1.0 miles
London Road Station	0.7 miles
Brighton Station Mainline	1.5 miles

Brighton Seafront	1.9 miles
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Brighton Shopping Centre	1.6 miles
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***All distances approximate***

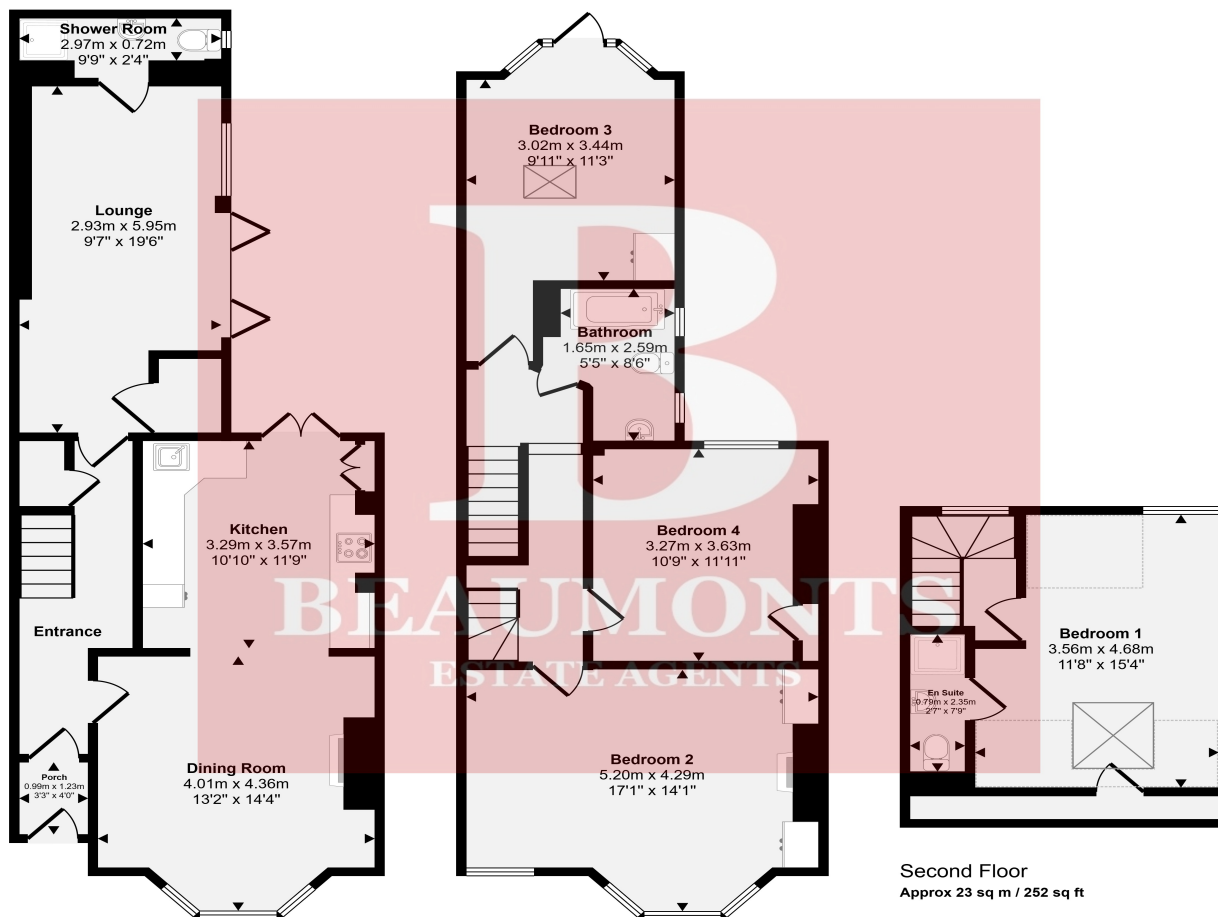
***Council Tax Band E***

***Car Parking Zone J***





Approx Gross Internal Area  
142 sq m / 1533 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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.