



71 Lowther Road, Brighton, BN1 6LG

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Living Room/Dining Room * Kitchen/Breakfast Room * Summer Room *

FIRST FLOOR: Landing * Three bedrooms * Family Bathroom

OUTSIDE: West Facing Rear Garden

*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

Located in the highly sought-after Fiveways area, this charming three-bedroom period property presents a fantastic opportunity for buyers looking to create their ideal home. While the property does require modernisation, it offers generous living space and excellent potential to add value.

On the ground floor, the property features a bay-fronted living and dining room, a spacious kitchen/breakfast room, and a bright summer room overlooking the garden. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, offering ample space for family living or flexible home-working arrangements.

To the rear, a west-facing garden catches the afternoon and evening sun—perfect for relaxing or entertaining. While the garden does require some attention, it offers an ideal blank canvas for landscaping or even extending the home (subject to the necessary consents).



Lowther Road is a highly sought-after tree lined residential road running between Ditchling Road and Lowther Road. It is therefore within easy walking distance is a comprehensive range of local shopping both at Fiveways including a Post Office, Chemist, Co Op, Butcher and Baker with a wide variety of additional shopping in Preston Village. There are excellent schools for children of all age groups within walking distance as are both Blaker's Park and the beautiful 65-acre Preston Park with its wide range of recreational facilities including Tennis Courts, Bowling Greens and Cycle Track.

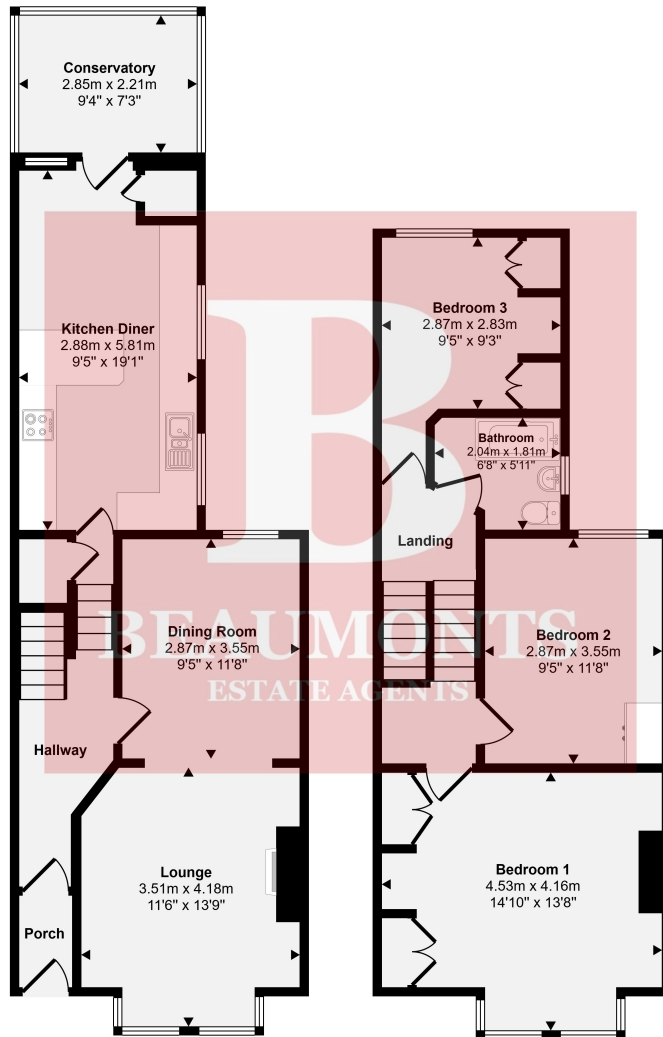
Preston Park Railway Station is only 10-minute walk away and both Brighton Mainline and London Road railway stations are within easy reach. Brighton City center with its comprehensive shopping, theatres, cinemas and fine range bars and restaurants and the Seafront are all less than 2 miles distant.

Local Information

Downs Junior School	0.6 miles
Balfour Road Infants	0.5 miles
Dorothy Stringer High School	0.7 miles
Varndean Schools Complex	0.5 miles
Cardinal Newman School	1.3 miles
Preston Park Station	1.0 miles
London Road Station	0.8 miles
Brighton Station Mainline	1.5 miles
Brighton Seafront	2.0 miles
Brighton Shopping Centre	1.8 miles
<i>All distances approximate</i>	
Council Tax Band	D



Approx Gross Internal Area
107 sq m / 1153 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT
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www.beaumontsresidential.co.uk

£625,000 Freehold



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.