



42 Lowther Road, Brighton, BN1 6LG

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Hall * Through Living Room * Fitted Kitchen/Breakfast Room, with door to rear garden.

First Floor: Three double bedrooms * Shower room with white suite and part tiled walls

Outside: East facing walled rear garden with paved sun patio area and shrub borders.

GAS FIRED CENTRAL HEATING DOUBLE GLAZING

A fine opportunity to acquire bay fronted Edwardian family house, which is ready for a new chapter in its life. Situated in this popular tree lined road close to Fiveways. The east/west aspect providing bright and airy rooms. The property still retains some period features.

Good size bay fronted through lounge. A spacious kitchen breakfast room. All three bedrooms are double, family shower room. Access to loft space offers further opportunity to extend S.T.P.C.

Outside to the front of the property is a small low maintenance front garden. The East facing walled rear garden has a good size sun patio area.



Lowther Road is a highly sought-after tree lined residential road running between Preston Drove and Osborne Road. It is therefore within easy walking distance of 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

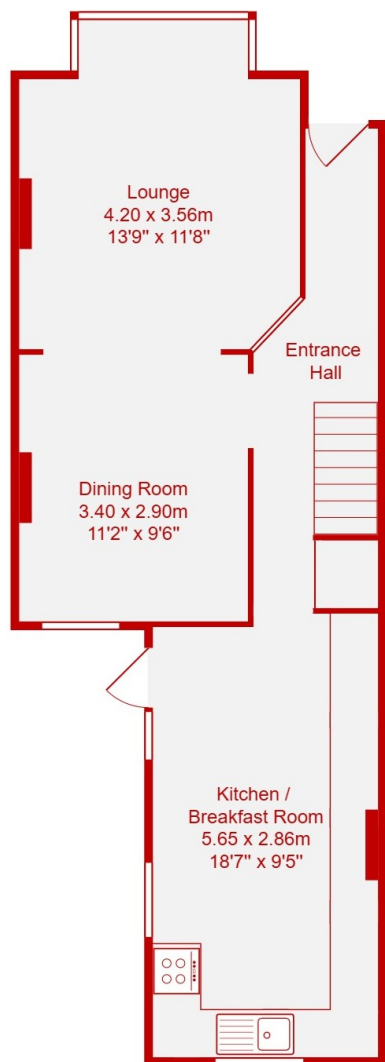
Brighton Seafront	2.0 miles
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Brighton Shopping Centre	1.8 miles
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All distances approximate

Council Tax Band D	
Parking Zone	F



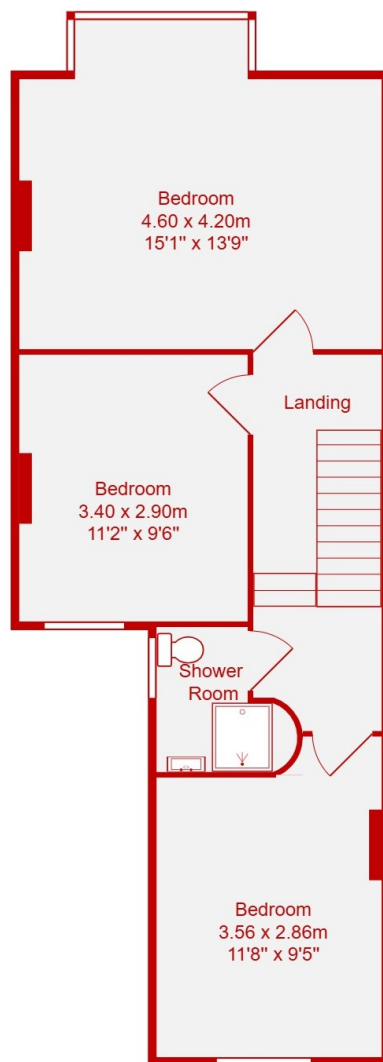


Ground Floor

Area: 48.7 m² ... 525 ft²

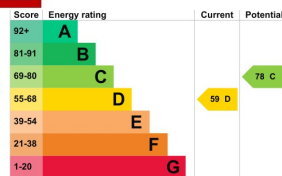
Total Area: 98.0 m² ... 1054 ft²

All measurements are approximate and for display purposes only.



First Floor

Area: 49.3 m² ... 531 ft²



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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.