



36 Chester Terrace, Brighton, BN1 6GB

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Hall * Through Living Room with period fireplace * Fitted Kitchen/breakfast Room * Superb extended dining area.

First Floor: Spacious Landing * Three Bedrooms * Spacious Family Bathroom with white suite.

Outside: Front Garden with established shrubs, lovely walled rear garden with lawn, flower borders and patio area.

This beautifully presented bay-fronted period house offers a perfect blend of character and comfort, ideal for families or those seeking a stylish and spacious home. Boasting a west-facing living room that captures the afternoon sun, the property is warm and inviting throughout.

At the heart of the home is a generously sized kitchen breakfast room, seamlessly flowing into an extended dining area-perfect for entertaining. French doors open directly onto a lovely rear garden, providing an ideal space for outdoor dining, relaxation, or play.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, all thoughtfully arranged to suit modern living.

With its period charm, bright interiors, and excellent layout, this home offers a rare opportunity in a sought-after location.



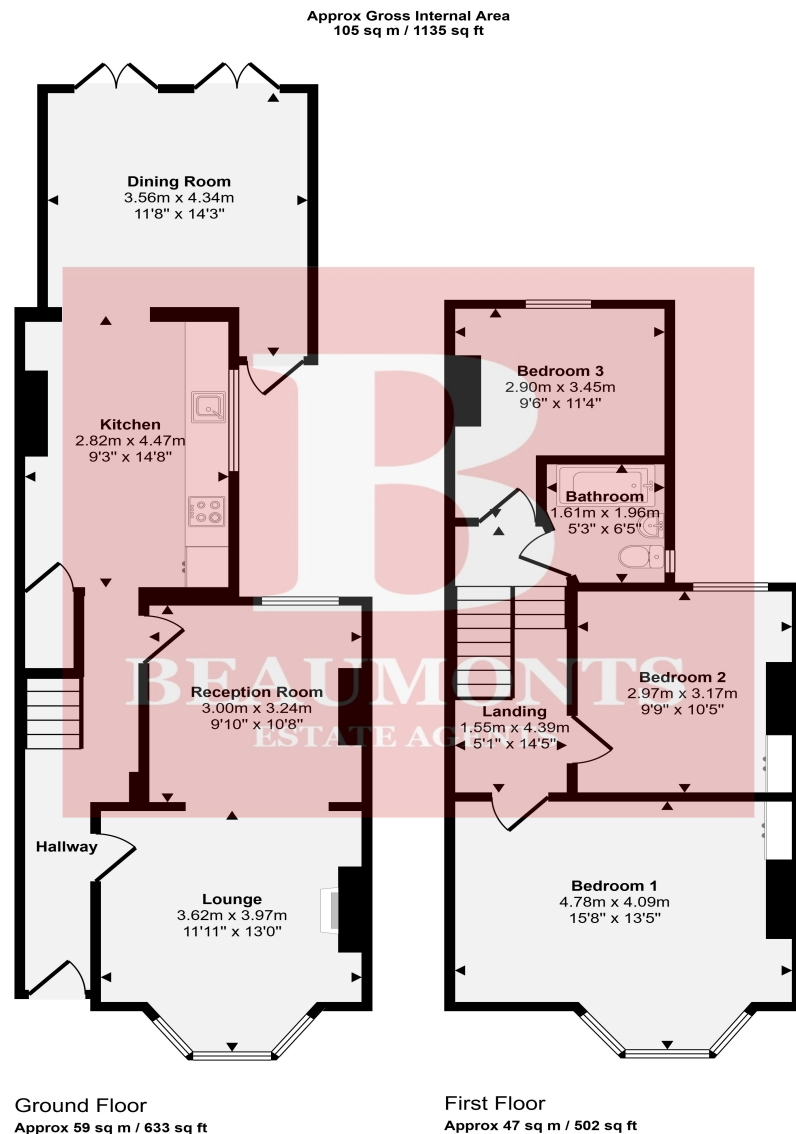
This lovely property is situated in this highly sought after tree lined residential road located in the Fiveways/Preston Park area of Brighton. There is an excellent range of local shopping within walking distance including a Post office, Butcher, Baker, Greengrocer, Deli and Co Op. Also within walking distance 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 distance.

Local Information	
Downs Infant & Junior	0.6 miles
Balfour Road Infants	0.5 miles
Dorothy Stringer High School	0.6 miles
Varndean Schools Complex	0.8 miles
Preston Park Station	0.8 miles
London Road Station	0.7 miles
Brighton Mainline	1.3 miles
Brighton Seafront	1.6 miles
Brighton Shopping Centre	1.7 miles

All distances approximate

Residents Parking Zone J
Council Tax Band





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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.

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