



84 Brentwood Road, Brighton, BN1 7ES

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Porch * Entrance Hall under stair store cupboard * Bright and airy through Living Room / Dining Room * Fitted kitchen *

FIRST FLOOR: Three Bedrooms * Spacious Family Bathroom with white suite and shower cubicle * Landing.

OUTSIDE: Walled enclosed rear garden with rear access * Off road parking to front with garage.

GAS CENTRAL HEATING & DOUBLE GLAZING

A well-presented three-storey mid-terraced house offering spacious and versatile accommodation in good condition throughout.

The property features a bright south-facing living room, separate dining room, and a modern fitted kitchen on the ground floor. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the home benefits from a private rear garden, a garage, and off-road parking.



Situated in this popular residential area with good local shopping available nearby in 'The Dip' and at the nearby Fiveways including a Post Office, Coop, Greengrocer and Butcher as well as good public transport to all parts of Brighton and Hove. There are good schools close by catering for children of all ages including Hertford Road Junior School. Brighton City centre with its main shopping thorofare and the seafront with its fine bathing beaches and recreational facilities being approximately 2 miles distant. The property is also close to the lovely Burstead Woods which lead up to the Downs and are very popular with dog walkers.

Local Information

Downs Junior & Infants Schools	1.1 miles
Hertford Road Primary	0.3 miles
Dorothy Stringer High School	1.5 miles
Vardean Schools Complex	1.2 miles
Cardinal Newman School	2.3 miles

Preston Park Station	1.8 miles
London Road Station	1.1 miles
Brighton Mainline Station	2.0 miles

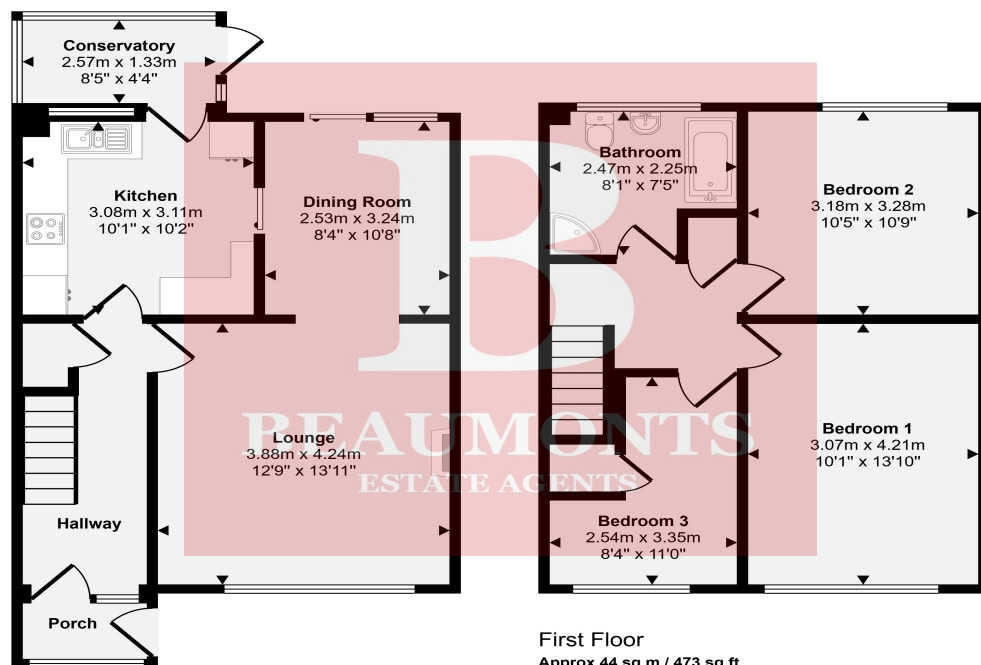
Brighton Seafront	2.2 miles
Brighton Shopping Centre	2.0 miles

All distances approximate

Council Tax Band D
On street parking/Garage



Approx Gross Internal Area
93 sq m / 1006 sq ft



Ground Floor
Approx 50 sq m / 533 sq ft

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	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.