



12 Herbert Road, Brighton, BN1 6PB

BEAUMONTS
ESTATE AGENTS



SUMARY OF ACCOMMODATION

Ground Floor: Spacious Entrance Hall * Living/Dining Room * Bathroom * Separate W.C.

Garden Level: Kitchen * Breakfast Room * Bedroom Three * Separate W.C

First Floor: Two Double Bedrooms

No Onward Chain * Gas Central Heating

Set across three thoughtfully arranged floors, this attractive three-bedroom south-facing bay-fronted period home combines generous proportions with classic character and superb natural light

The garden level offers a versatile and practical layout, featuring the kitchen, a dedicated breakfast room, a W.C., and bedroom three. With direct access to the rear garden, this floor works beautifully as a guest suite, workspace, or flexible family zone

On the raised ground floor, the elegant living/dining room spans the depth of the house, framed by a bright south-facing bay window. This level also includes the main bathroom along with a separate W.C., adding welcome convenience and enhancing the home's family-friendly feel

The top floor provides two further well-proportioned bedrooms, completing a layout that balances privacy, practicality, and charm.



Situated along Herbert Road, a popular residential street that seamlessly connects Surrenden Road and Osborne Road, this home benefits from a prime location just approximately two miles away from the vibrant Brighton City Centre and seafront, brimming with recreational activities, bathing beaches, and a diverse shopping scene. Local amenities abound, with excellent shops nearby in Fiveways and Preston Village, including a convenient new Sainsbury's Local.

For outdoor enthusiasts, the 65-acre Preston Park is a stone's throw away, providing tennis courts, bowling greens, and a cycling track. Commuters will find tranquility in the easy access to the mainline railway station, connecting them directly to London Victoria. Additionally, families will be pleased to discover the esteemed Balfour/Varndean school complex within easy reach, making this property an ideal choice for those seeking both comfort and community in a thriving area.

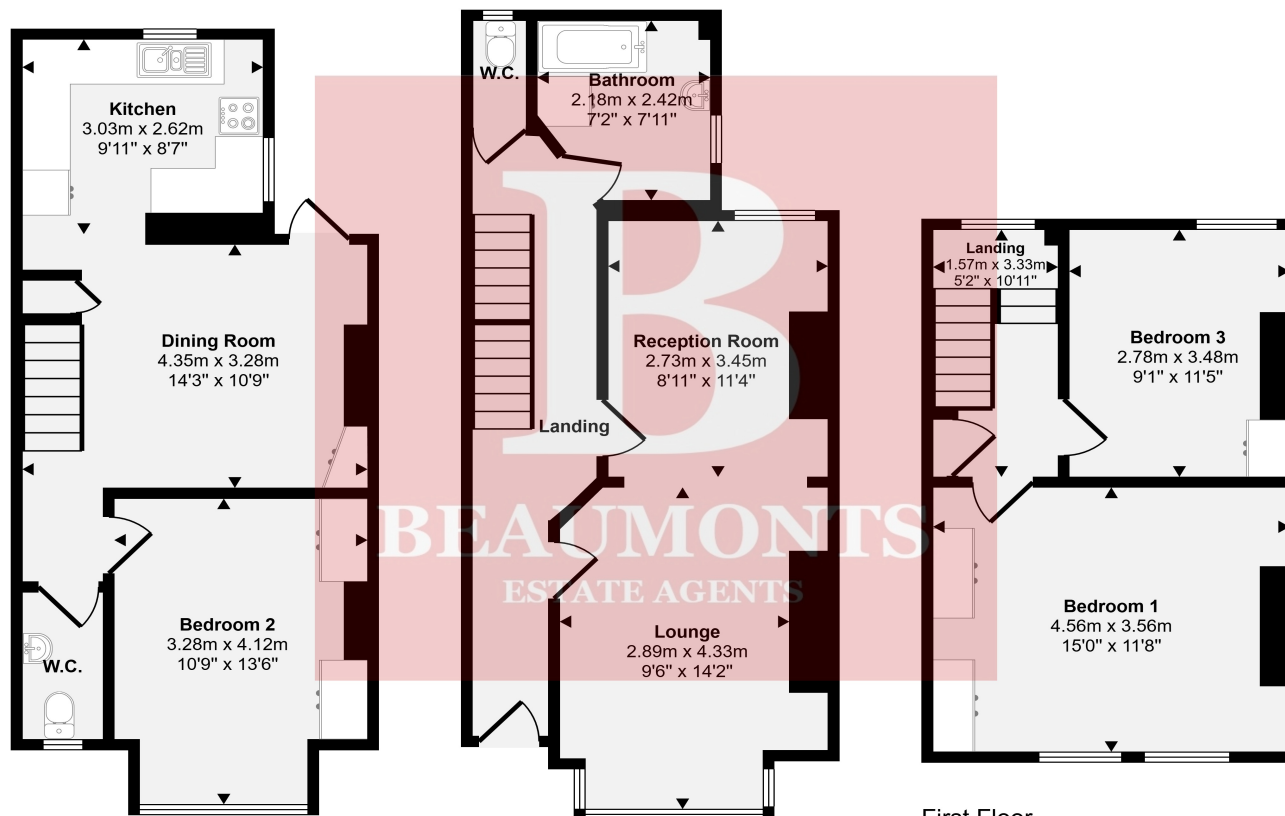
Local Information

- Local shopping at Fiveways 0.5 miles
- The Lanes 1.0 miles
- Preston Park 0.3 miles
- Varndean Schools Complex 0.4 miles
- Preston Park Station 0.7 miles
- Brighton Mainline Station 1.5 miles
- Brighton Seafront 1.9 miles
- Brighton Shopping Centre 1.6 miles

All distances approximate



Approx Gross Internal Area
114 sq m / 1224 sq ft



Lower Floor
Approx 39 sq m / 422 sq ft

Ground Floor
Approx 42 sq m / 455 sq ft

First Floor
Approx 32 sq m / 347 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		86 B
69-80	C		
55-68	D	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.