



18 Larkfield Way, Brighton, BN1 8EF

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Dining Room * Study/Bedroom * Kitchen/Breakfast room * Living room * Conservatory overlooking the garden.

FIRST FLOOR: Three Bedrooms * Wet room * Separate W.C. * Far Reaching Views.

OUTSIDE: Large Rear Garden * mainly laid to lawn with mature trees and bushes * Greenhouse * Large Shed * Side Access * Private driveway with Parking for numerous cars.

*** Double Glazing * Gas Fired Central Heating ***

This rarely available delightful detached family home with excellent opportunity to extend (STPP). The ground floor offers plenty of space with Living room, dining room leading to the conservatory with double glazed windows overlooking the garden and further double-glazed doors opening into the rear garden. Kitchen fitted with base & wall mounted units. Further reception which could be bedroom four or the study. The first floor has three bedrooms, modern wet room, separate toilet & enjoys beautiful far-reaching views over the rear garden & the South Downs.

Outside, large rear garden is mainly laid to lawn with mature trees, shrubs, raised vegetable beds, greenhouse, shed & side access. To the front is brick blocked hardstand with parking for several vehicles.



Larkfield Way is a highly sought-after residential road which runs between Beechwood Avenue and Woodbourne Avenue. Local shops which can be found at both Fiveways and the nearby Patcham Village with more comprehensive shopping can be found at the Hollingbury Retail Park offering Next, Argos and M&S Simply Food as well as the main Asda superstore. Local bus services are within easy reach which offer a direct route into Brighton City centre, seafront and areas beyond as well as Brighton mainline railway station which offers a direct link to London/Victoria.

Local Information

Patcham High School	0.9 miles
Vardean School	0.7 miles
Dorothy Stringer High School	0.8 miles
Vardean College	0.7 miles

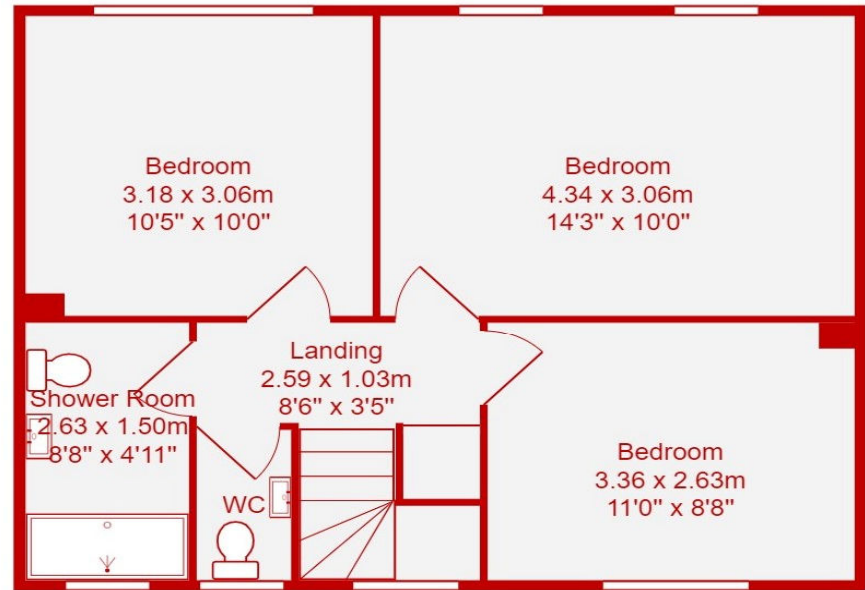
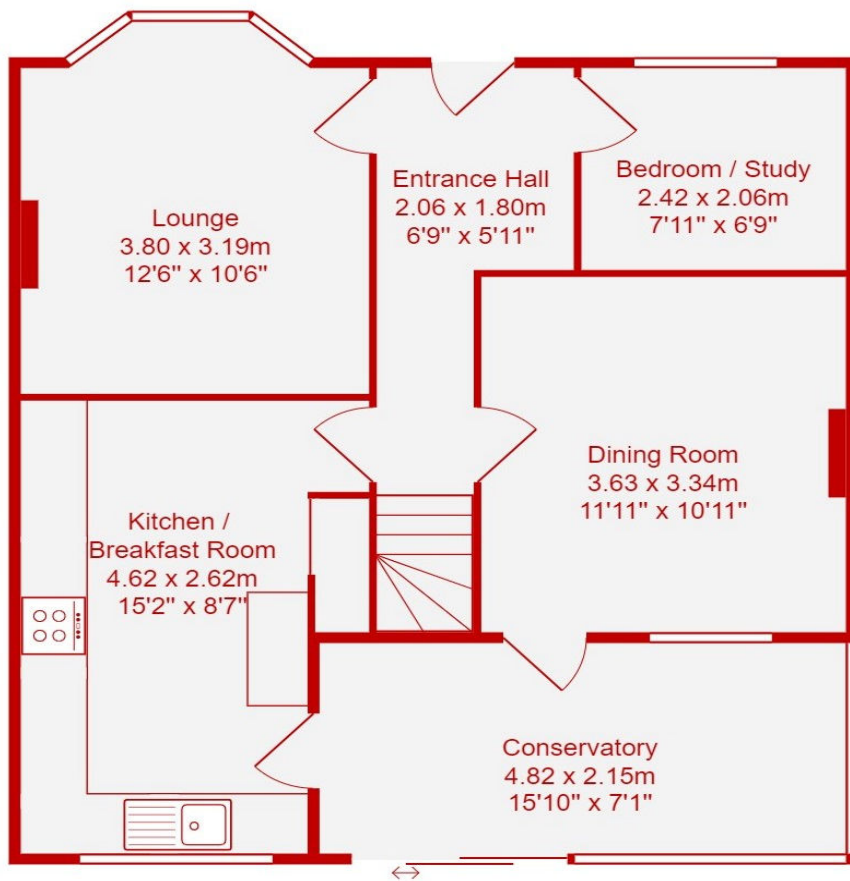
Preston Park Station	1.6 miles
London Road Station	1.6 miles
Brighton Mainline Station	2.8 miles

Amex Stadium	3.5 miles
Hollingbury Golf Course	0.5 miles
Brighton Seafront	2.3 miles
Brighton Shopping Centre	2.0 miles

All distances approximate

Council Tax Band E



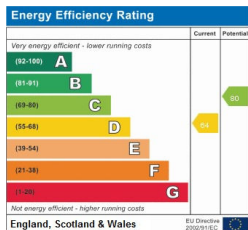


Ground Floor
Area: 61.3 m² ... 660 ft²

First Floor
Area: 43.7 m² ... 470 ft²

Total Area: 105.0 m² ... 1130 ft²

All measurements are approximate and for display purposes only.



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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.