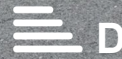




Ground Floor Flat 17 Beaconsfield Villas

Brighton, BN1 6HA

£450,000 SHARE OF FREEHOLD



Ground Floor Flat 17 Beaconsfield Villas, Brighton, BN1 6HA



Description

Avard Estate Agents are pleased to present a splendid two-bedroom ground floor apartment located on the picturesque Beaconsfield Villas in Brighton. This charming period property, part of a semi-detached Victorian villa, boasts a delightful westerly aspect rear garden, perfect for enjoying the afternoon sun.

Nestled within a tree-lined avenue in the highly desirable 'Golden Triangle', this flat is situated in the Preston Park Conservation Area, making it an ideal choice for those seeking a blend of tranquility and convenience. Just a short stroll away, you will find the beautiful Blakers Park and Preston Park, both offering a variety of recreational facilities for outdoor enthusiasts.

Local amenities are readily available, with the vibrant Fiveways area nearby, featuring an array of independent shops, cafes, and bars that contribute to the lively community atmosphere. Families will appreciate the proximity to several well-regarded schools, including Balfour, Downs, Dorothy Stringer, and Varndean, catering to children of all ages.

Commuters will find the location particularly advantageous, as Preston Park, London Road, and Brighton mainline stations are easily accessible, providing direct services to Gatwick Airport and London. Additionally, the main London Road/A23 and A27 are conveniently reachable, ensuring smooth travel in and out of the city. Local bus services are also available on Beaconsfield Villas, offering further ease of access to Brighton's city centre and seafront.

The accommodation itself features a welcoming hallway, a spacious living room, a well-equipped kitchen, two generous double bedrooms, and a bathroom. The highlight of this property is undoubtedly the sunny west-facing rear balcony and garden, providing a perfect retreat for relaxation or entertaining guests. This flat is a wonderful opportunity for anyone looking to embrace the vibrant lifestyle that Brighton has to offer.



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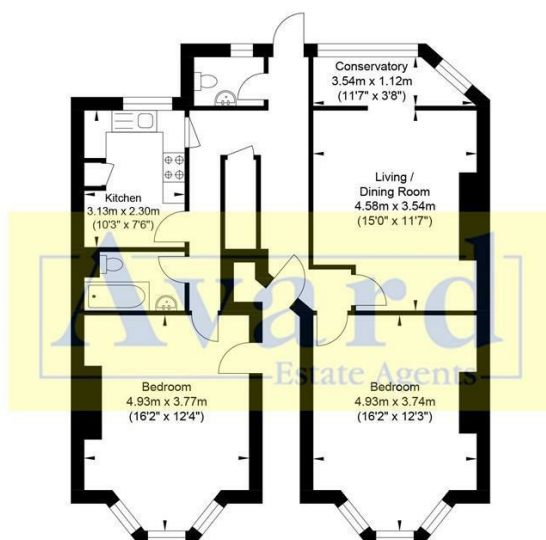


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Floor Plan

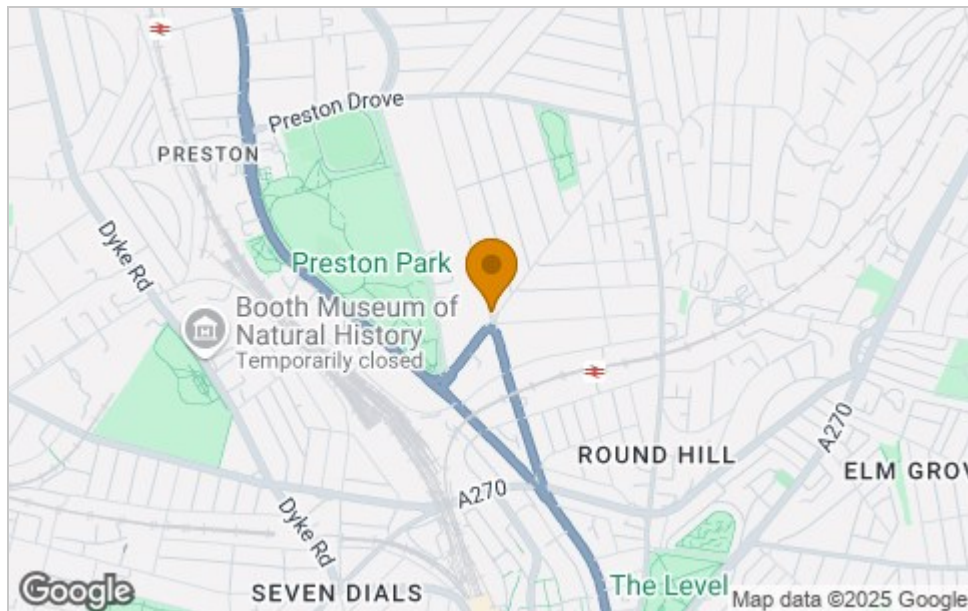
Beaconsfield Villas



Ground Floor Flat
Approximate Floor Area
864.01 sq ft
(80.27 sq m)

Approximate Gross Internal Area = 80.27 sq m / 864.01 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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