

45 Friar Crescent, Brighton, BN1 6NL

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

GROUND FLOOR: *Entrance Hall * W/C * Living Room * Superb open Plan Kitchen/Dining Room*

FIRST FLOOR: *Three Bedrooms * Spacious Bathroom*

SECOND FLOOR: *Fourth Bedroom * Ensuite Bathroom& Sep W.C. Velux windows to the front and rear offering stunning views*

OUTSIDE: ** Front garden with lawn and shrubs * Lovely West facing (approx. 100ft) rear garden carefully designed with individual areas. Large Sun Deck and steps to the lawned garden being well stocked with flowers and shrubs, Rear Gate to Varndean Playing fields and side access. Home Office with power points.*

This charming and spacious 1930s four-bedroom family home enjoying stunning views across Brighton and a beautifully landscaped west-facing garden of over 100ft, which backs directly onto Varndean Playing Fields.
The accommodation is bright and well-proportioned throughout, featuring a bay-fronted living room with period fireplace and a superb open-plan kitchen/dining room with patio doors opening onto a sunny terrace. The modern fitted kitchen includes some integrated appliances, making it ideal for family life and entertaining.
The property offers four good-sized bedrooms arranged over three floors, including a top-floor principal bedroom with far-reaching views and an en suite bathroom. A double aspect contemporary family bathroom with shower cubicle.







The property is ideally located on a popular, tree-lined residential road between Surrenden Road and Ditchling Road. The area is particularly well served by a choice of highly regarded schools for all age groups, many of which are within easy walking distance. Excellent public transport links nearby provide convenient access to all parts of Brighton and beyond.

A wide range of local amenities can be found at nearby Fiveways, while Carden Avenue offers further shopping facilities, including a Marks & Spencer Foodhall and Asda Superstore. The beautiful Preston Park, approximately 1.5 miles away, provides excellent recreational amenities including tennis courts, bowling greens, and a cycle track.

Brighton city centre, with its extensive shopping, theatres, cinemas, restaurants, bars, and famous seafront, is approximately two miles away. Also within easy reach are Withdean Sports Complex, offering a running track, gym, and squash courts, and Hollingbury Golf Course, which lies just half a mile from the property. For lovers of the outdoors, the stunning South Downs National Park is also close by, providing miles of scenic countryside and walking routes.

Local Information

Balfour Road Infants	0.6 miles
Dorothy Stringer High School	0.2 miles
Varndean Schools Complex	0.2 miles
Preston Park Station	1.3 miles
Brighton Mainline Station	2.5 miles

All distances approximate

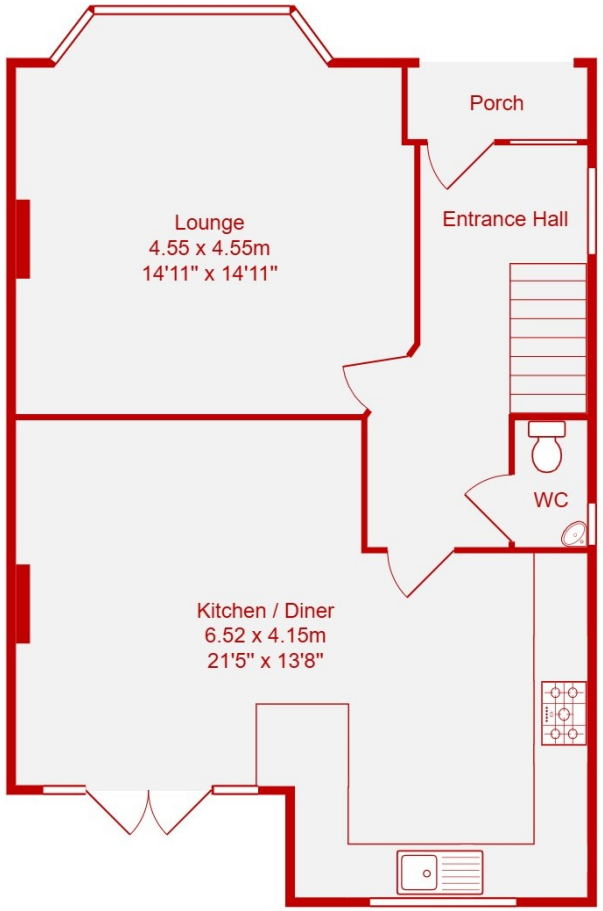
Council Tax Band E



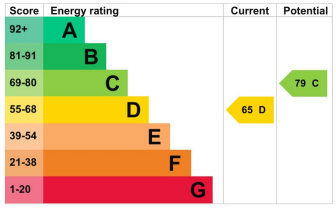


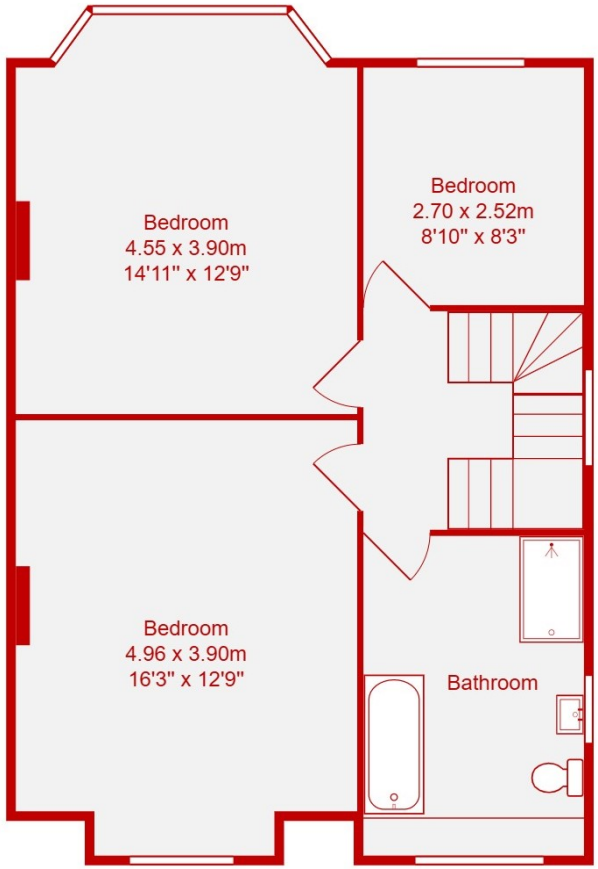




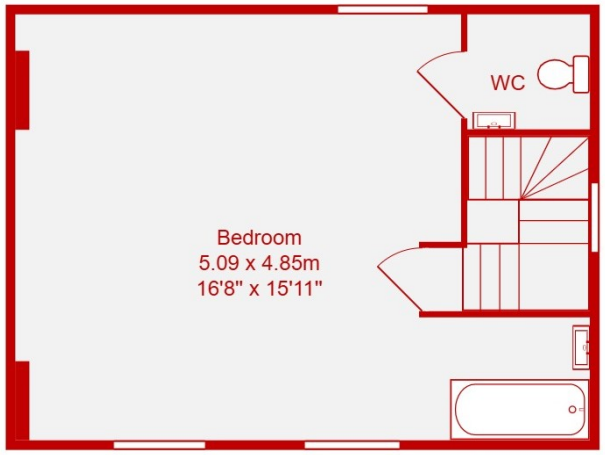


Ground Floor
Area: 59.2 m² ... 637 ft²





First Floor
Area: 58.8 m² ... 633 ft²



Second Floor
Area: 32.0 m² ... 345 ft²



Total Area: 150.0 m² ... 1615 ft²

All measurements are approximate and for display purposes only.

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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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