



27 Beechwood Close, Brighton, BN1 8EP

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Spacious Hall with cloakroom * 17'5" x 15' living room with bi-fold doors to garden * Modern fitted kitchen + separate utility room * Three bedrooms

First Floor: Master bedroom with en-suite

OUTSIDE: * Large Private driveway * substantial 21'7" x 14' garage. Mature front gardens with trees, shrubs and apple tree * Private, level rear garden with lawn, paving, gravel and roses

This attractive four-bedroom home combines brick and Tudor-style elevations beneath a tiled roof. The ground floor offers a spacious hall with cloakroom, a generous 17.5 x 15 ft living room with bi-fold doors to the garden, a modern fitted kitchen, a separate utility room, three bedrooms and a family bathroom. The first floor is dedicated to the main bedroom suite, featuring a triple aspect, ensuite shower room and Juliet balcony.

Outside, a large driveway sits between landscaped front gardens with mature planting, including a notable apple tree, and a generous 21.7 x 14 ft garage. The level rear garden is beautifully landscaped with paving, lawn, gravel, trees and shrubs, offering excellent privacy and seamless indoor-outdoor living via the bi-folding doors.



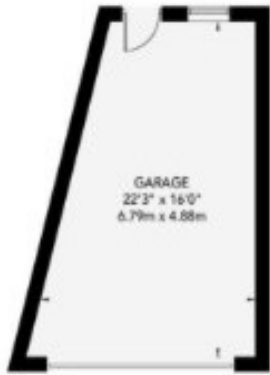
This attractive detached home sits in a quiet, friendly cul-de-sac in the sought-after Surrenden area. It is ideally placed for the Varndean, Dorothy Stringer and Balfour schools, with excellent transport links into and out of the city. Fiveways' independent shops, cafés and bars are close by, and major supermarkets—including Marks & Spencer—are within a mile.

Brighton city centre, the seafront, Preston Park station and the A23/A27 are all easily accessible, while nearby parks, woodland walks and a golf course add to the appeal of this convenient location

Local Information

Patcham High School	0.8 miles
Varndean School	0.8 miles
Dorothy Stringer High School	0.9 miles
Varndean College	0.7 miles
Preston Park Station	1.8 miles
London Road Station	1.9 miles
Brighton Mainline Station	3.0 miles
Amex Stadium	3.5 miles
Hollingbury Golf Course	0.5 miles
Brighton Seafront	2.3 miles
Brighton Shopping Centre	2.0 miles





Garage
26.3 sq m / 283 sq ft



Ground Floor
96.2 sq m / 1035 sq ft



First Floor
38.3 sq m / 412 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BEAUMONTS
ESTATE AGENTS

9 Kings Parade, Ditchling Road, Brighton, BN1 6JT
01273 550881
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.