



Beatty Avenue

, Brighton, BN1 9EP

**Price guide £350,000 to £400,000**



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## Description

\*\*\*GUIDE PRICE £350,000 TO £375,000\*\*\*

Avard Estate Agents are delighted to present this charming two-bedroom house located on Beatty Avenue in the highly sought-after area of Brighton. This delightful property features a generous garden that wraps around three sides, providing ample outdoor space for relaxation and enjoyment. With some scope for improvement, you have the perfect opportunity to personalise the home to your taste.

Nestled in a peaceful residential neighbourhood, this house is ideally positioned between the vibrant city of Brighton and the stunning South Downs National Park. Coldean is renowned for its excellent transport links, making it easy to access the city centre as well as the A27 and A23. The property is conveniently located near the American Express Stadium and both Brighton and Sussex Universities, making it an ideal choice for families and students alike. Additionally, the lovely Stanmer Park is just a short distance away, offering beautiful green spaces for leisurely walks and outdoor activities. Local schools and Falmer train station are also within easy reach, with regular bus services connecting you to Brighton city centre and surrounding areas.

Inside, the accommodation is well laid out, featuring a welcoming hallway that leads to a spacious living room, a kitchen/breakfast area, and a delightful conservatory that invites natural light into the home. The first floor comprises two generously sized double bedrooms and a family bathroom, providing comfortable living spaces for all.

Outside, the property benefits from a driveway leading to a garage, along with a front garden, side garden, and a rear garden that includes a charming fish pond, as well as laid-to-lawn and patio areas, perfect for entertaining or enjoying the sunshine. This delightful home offers a wonderful blend of comfort, convenience, and outdoor space, making it a fantastic opportunity for those looking to settle in a sought-after area of Brighton.

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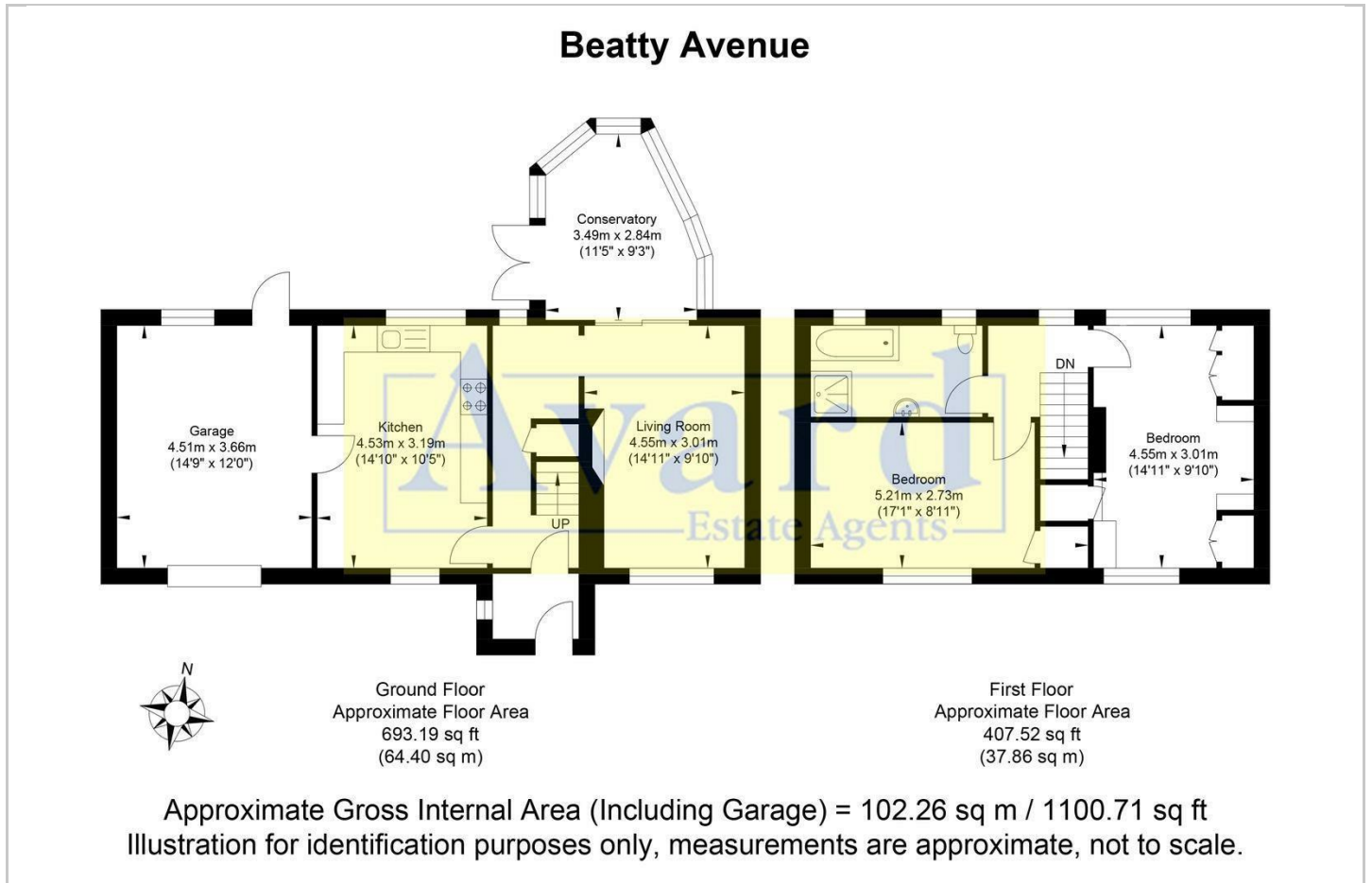
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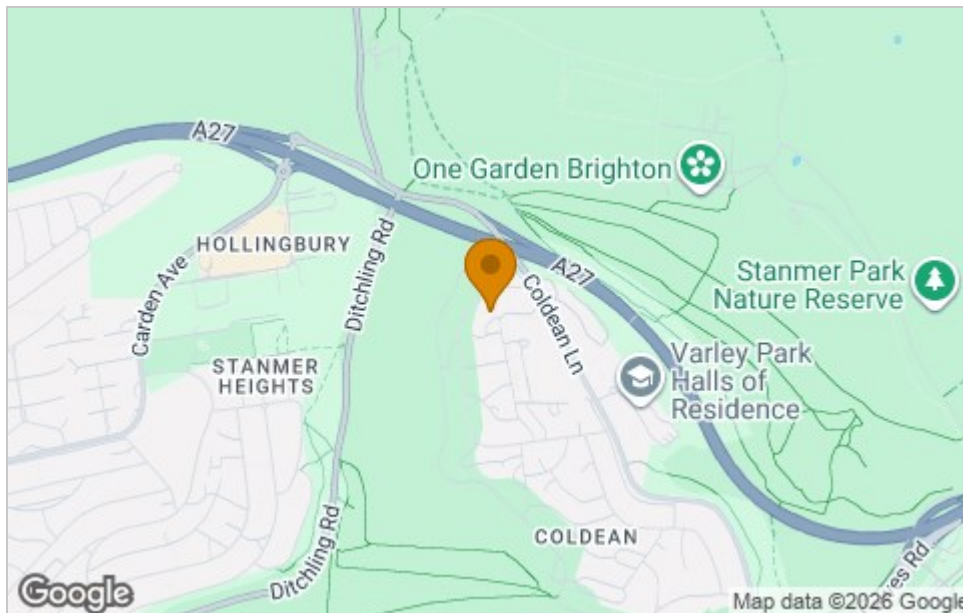
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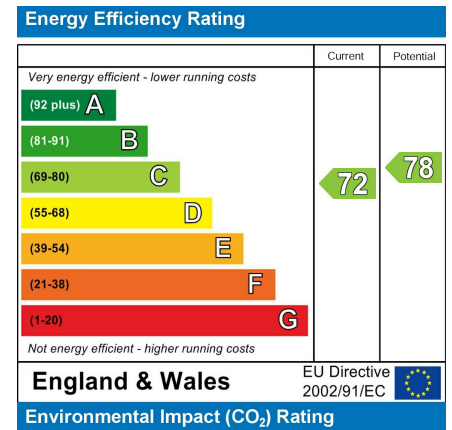
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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