



27 Beechwood Close
Brighton, East Sussex BN1 8EP
Offers In Excess Of £685,000

 **DAVID & CO**

27 Beechwood Close, Brighton, East Sussex BN1 8EP

A birdwatchers haven, this attractive 4 bedroomed detached chalet bungalow with brick and tudor style elevations sits beneath a tiled roof on a generous plot. The accommodation is arranged over 2 floors and features on the ground floor: spacious entrance hall with cloaks cupboard and cloakroom/wc, a generous 17' x 15' living room with bi-folding doors leading onto a level garden, modern fitted kitchen with white high gloss units with contrasting work surfaces, separate utility room, 3 bedrooms, and a family bathroom. On the first floor is the main bedroom suite, which enjoys a triple aspect with an en-suite shower room/wc and 'juliet' balcony. The large driveway sits between landscaped gardens with trees, including a large mature apple tree, flowers, shrubs and a generous size 21' x 14' garage. An easy to maintain level rear landscaped back garden with paving, lawn, gravel, trees, roses and shrubs offers privacy with bi-folding doors bringing the outside world in.

Location

This attractive detached property is situated in a quiet friendly cul-de-sac, neighbouring the highly favoured Surrenden area. Close to the Varndean, Dorothy Stringer and Balfour school campus and with excellent transport links into and out of the city. The popular Fiveways is close to hand with its range of local independent shops, cafes and bars, whilst the superstores and the Marks and Spencer food hall can be found within approximately a mile. Local bus services are close to hand providing easy access to Brighton city centre and seafront, and Preston Park mainline railway station and the A23/A27 are also within easy access. A number of parks, golf course and woodland areas are within a short walk.

Entrance Hall

With engineered oak flooring. Radiator. Coved ceiling. Cloaks cupboard.

Cloakroom

With a low level wc. Radiator. Fully tiled walls. Recessed ceiling lighting. Double glazed window.

Lounge 17'5" x 15'0" (5.32 x 4.58)

Enjoying a double aspect with twin leaded light windows to the side and Bi-folding doors leading and connecting to a level rear garden. Feature stone fireplace and hearth. Engineered oak flooring. Contemporary radiator. coved ceiling and recessed ceiling lighting.

Kitchen 11'10" x 10'0" (3.619 x 3.049)

With an attractive range of modern high gloss units with contrasting work surfaces comprising a one and a half bowl sink unit with mixer tap and cupboard beneath. Additional range of floor and eye level cupboards draws and work surfaces incorporating an electric hob with a stainless steel and glass extractor hood over. Built in double oven. Integral dishwasher. Space for an American style fridge/freezer. Part tiled walls over worksurfaces. Ceramic tiled floor. Radiator. Double glazed window overlooking the rear garden. door to:

Utility Room 7'9" x 6'2" (2.364 x 1.884)

With a double aspect with double glazed window to the side and door leading to the garden.

Having a range of matching floor and eye level cupboards with a stainless steel sink unit with mixer tap. Space for washing machine. Cupboard housing gas fired boiler. Part tiled walls over work surfaces. Ceramic tiled floor.

Bedroom 2 12'0" x 13'8" excluding bay (3.662 x 4.191 excluding bay)

With a double glazed leaded light window to the front. Built in floor to ceiling triple wardrobe cupboard. Adjoining dressing table top. Radiator. Engineered oak flooring. Coved ceiling with recessed ceiling lighting.

Bedroom 3 11'0" x 10'0" (3.353 x 3.05)

With a double glazed window to the front. Radiator. Engineered oak flooring. Coved ceiling with recessed ceiling lighting.

Bedroom 4 10'0" x 9'7" (3.05 x 2.93)

With a double glazed window to the side with views to the downs. Radiator. Engineered oak flooring. Coved ceiling with recessed ceiling lighting.

Bathroom 8'7" x 5'5" (2.636 x 1.675)

With a modern suite comprising tile panelled bath with thermostatic shower and screen over. Wash hand basin. Low level wc. Chrome heated towel rail. Part tiled walls. Tiled floor. Recessing ceiling lighting. Extractor fan. Double glazed window to the side

First Floor

Landing

With recessed ceiling lighting.

Bedroom 1 26'5" max x 14'9" (8.074 max x 4.504)

A large light and airy room, having a triple aspect with Velux windows to the sides and double glazed doors with a Juliet balcony giving wonderful views to the South Downs. Built in 3 wardrobe cupboards. 2 radiators. Door to:

En-Suite Shower Room/WC

With a white suite comprising a corner shower with sliding doors. Low level wc. Wash hand basin with mixer tap. Chrome heated towel rail. Recessed ceiling lighting. Part tiled walls. Tiled floor. Double glazed window to the side.

Outside

Front Garden

Beautiful landscaped gardens to both sides of the house. A huge apple tree, smaller plum tree and exotic plants to one side and palm trees, rose bushes and mature plants, shrubs and bushes to the other. Gated access to the rear garden.

Driveway

an attractive block paved drive providing additional off street parking for several vehicles.

Garage 21'7" x 14'0" (6.592 x 4.282)

A generous garage with electric roller door. Electric light and power. Door to the rear garden.

Rear Garden

A small, easily maintained secluded landscaped garden. A wide assortment of fruit trees, palm tree and exotic plants and roses as well as other trees and shrubs attract a large number of tiny birds and other friendly wildlife. A paved pathway leads around both sides of the house and to the garage. Outside tap.

Information

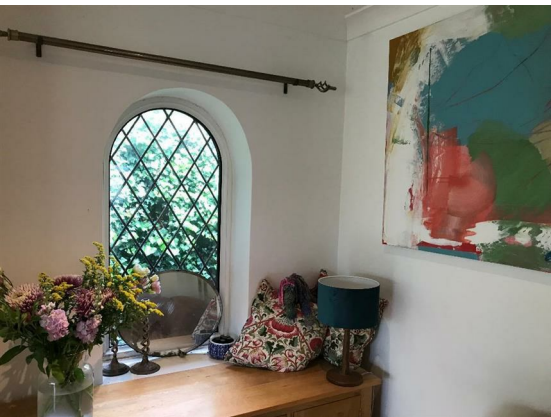
EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Freehold.

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, East Sussex, BN1 6FJ.



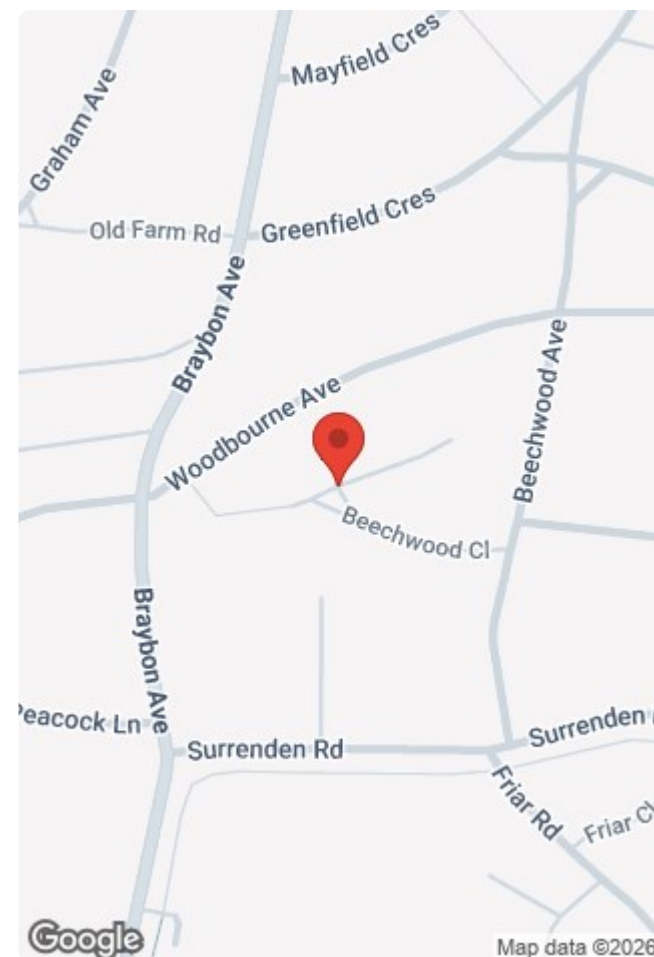


GROUND FLOOR
APPROX. FLOOR
AREA 93.3 SQ.M.
(1005 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 34.9 SQ.M.
(376 SQ.FT.)

TOTAL APPROX. FLOOR AREA 128.2 SQ.M. (1380 SQ.FT.)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



David and Co Estate Agents Limited. Registered in England No. 05202234 Registered Office: 85 Church Road, Hove, East Sussex BN3 2BB



DAVID & CO

132a Preston Drove, Brighton, East Sussex BN1 6FJ
tel: 01273 555333 email: sales@davidandco.biz
www.davidandco.biz

