



41 Hartfield Avenue, Brighton, BN1 8AD

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Living Room * Kitchen/Breakfast * Downstairs W.C

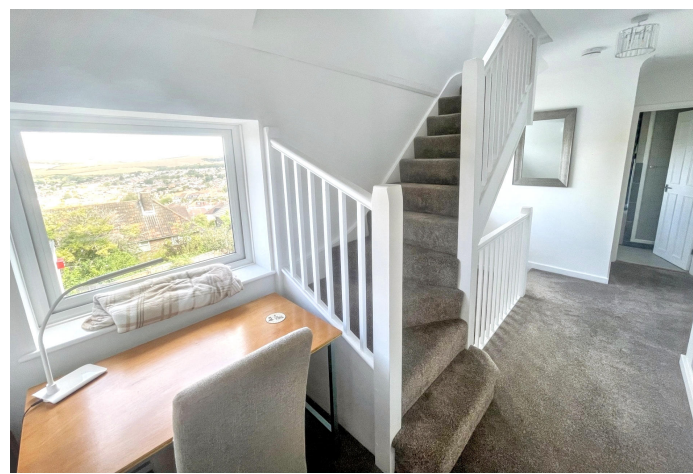
First Floor: Landing * Two Bedrooms * Bathroom

Top Floor: Two Bedrooms

This lovely four-bedroom semi-detached home enjoys far-reaching views towards the South Downs, with bright, welcoming spaces and a garden perfectly positioned to capture sunsets.

The light living room sets a calm, uplifting tone, flowing through to the kitchen/breakfast room, where French doors open directly onto the rear garden — ideal for relaxed everyday living and effortless entertaining. A downstairs W.C. adds convenience. On the first floor, you'll find two generous double bedrooms along with a modern bathroom suite, all enjoying wonderful natural light. The top floor offers two further bedrooms, each with stunning elevated views that stretch across the Downs and surrounding landscape.

The rear garden is a real highlight, with a large patio terrace perfectly placed to take in the views and evening sunsets. Steps lead down to two lawned areas and a charming wooden summerhouse, creating a peaceful and versatile outdoor space. To the front, the property benefits from a large garage and a private driveway, providing excellent storage and off-road parking.



Situated in this popular residential area with local shopping available nearby at Carden Avenue and also Patcham Village and Fiveways. There is also good public transport nearby providing access to all parts of Brighton and Hove within easy reach. Hollingbury Golf Course, Brighton's only municipal course, is also within easy reach as is the beautiful Wild Park Nature Reserve, Stanmer Park and Burstead Woods which are very popular with dog walkers. Both Sussex University and the American Express Community Stadium (home of Brighton & Hove Albion) are less than three miles distant.

Local Information

Patcham High School	0.9 miles
Vardean School	0.7 miles
Dorothy Stringer High School	0.8 miles
Vardean College	0.7 miles

Preston Park Station	1.6 miles
London Road Station	1.6 miles
Brighton Mainline Station	2.8 miles

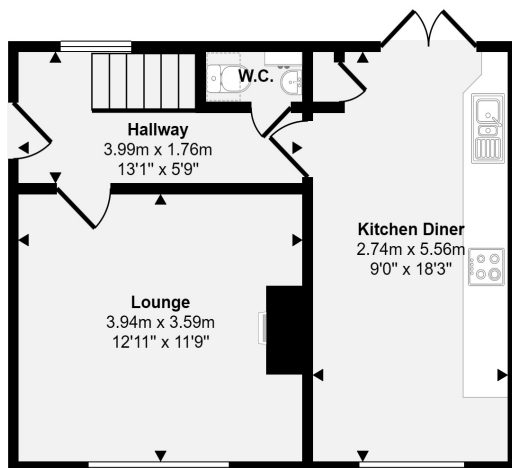
Amex Stadium	3.5 miles
Hollingbury Golf Course	0.5 miles
Brighton Seafront	2.3 miles
Brighton Shopping Centre	2.0 miles

All distances approximate

Council Tax Band C

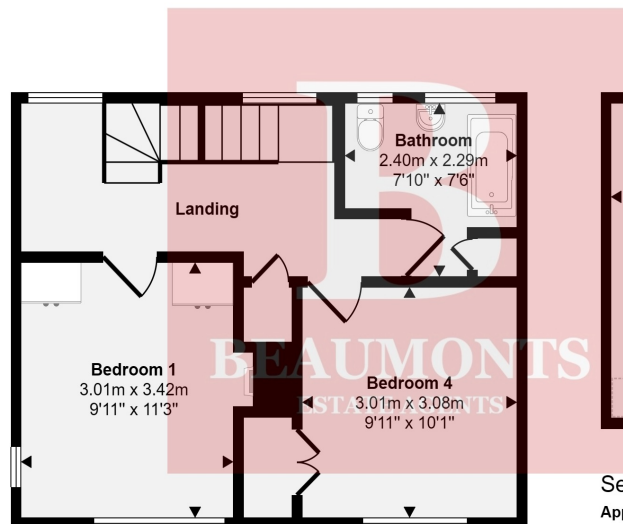


Approx Gross Internal Area
122 sq m / 1315 sq ft

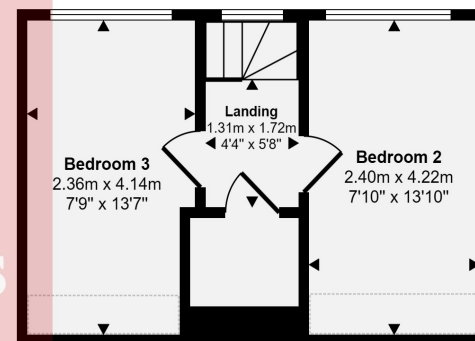


Ground Floor
Approx 38 sq m / 410 sq ft

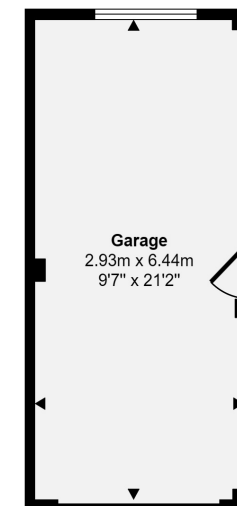
Denotes head height below 1.5m



First Floor
Approx 39 sq m / 416 sq ft

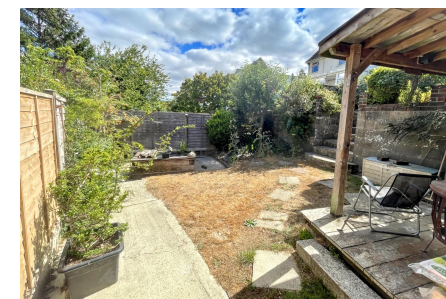


Second Floor
Approx 27 sq m / 286 sq ft



Garage
Approx 19 sq m / 203 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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.