



48 Larkfield Way, Brighton, BN1 8EF

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Living room * Conservatory * Two Bedrooms * Modern Kitchen * Modern Bathroom * Conservatory *

First Floor: Landing * Bedroom with views over the garden and beyond!

OUTSIDE: Off road parking to the front * Side access to the beautiful, level rear garden mainly laid to lawn with mature trees and bushes, greenhouse and garden shed * Shared driveway * GARAGE.

*** Double Glazing * Gas Fired Central Heating ***

The home opens with an inviting entrance hall that sets the tone for the excellent condition throughout. The living room enjoys generous natural light and features sliding doors that flow effortlessly into the conservatory, a peaceful spot overlooking the lovely rear garden - perfect for relaxing or entertaining. The modern kitchen provides ample storage and workspace, with room for a small breakfast table, creating an ideal everyday dining area. The ground floor also includes a modern bathroom and two south facing bedrooms, both benefiting from warmth and light throughout the day. Upstairs the loft bedroom offers a real sense of escape, with stunning views towards the Downs that make it a standout feature of the home. Outside, the property enjoys off road parking, shared driveway, and a single garage, adding practicality to its charm.



Larkfield Way is a highly sought-after residential road which runs between Beechwood Avenue and Woodbourne Avenue. Local shops which can be found at both Fiveways and the nearby Patcham Village with more comprehensive shopping can be found at the Hollingbury Retail Park offering Next, Argos and M&S Simply Food as well as the main Asda superstore. Local bus services are within easy reach which offer a direct route into Brighton City centre, seafront and areas beyond as well as Brighton mainline railway station which offers a direct link to London/Victoria.

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

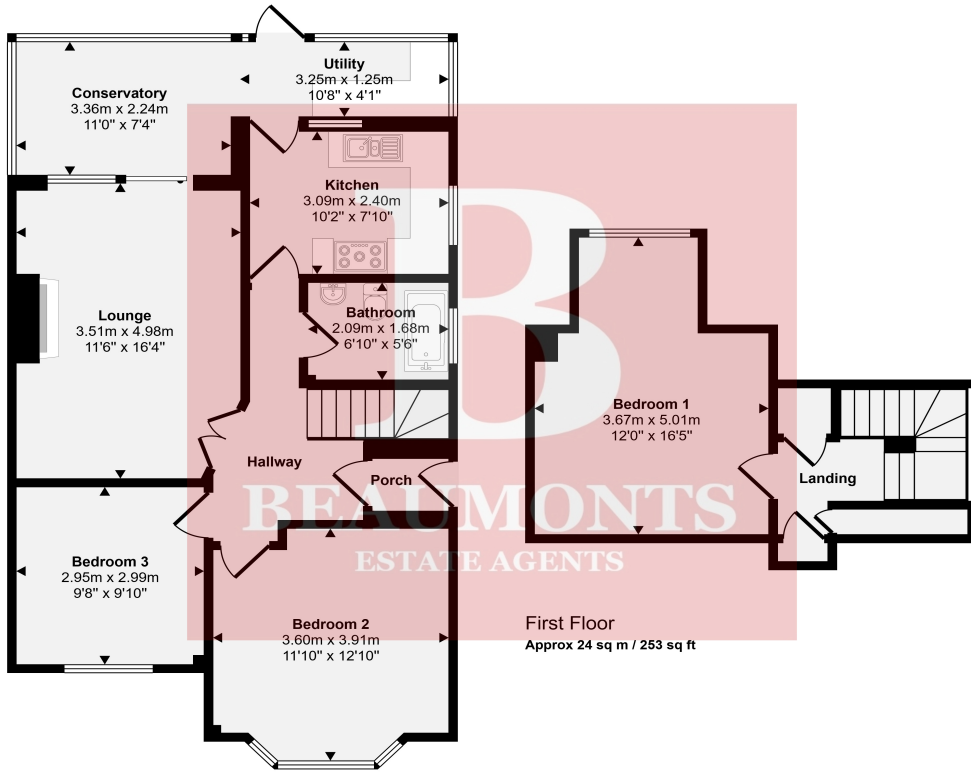
Amex Stadium 3.5 miles
 Hollingbury Golf Course 0.5 miles
 Brighton Seafront 2.3 miles
 Brighton Shopping Centre 2.0 miles

All distances approximate

Council Tax Band D



Approx Gross Internal Area
100 sq m / 1076 sq ft



First Floor
Approx 24 sq m / 253 sq ft

Ground Floor
Approx 76 sq m / 823 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.