



68 Waldegrave Road, Brighton, BN1 6GE

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

Ground Floor: Front door leading to hallway * Lounge with feature fire place * Dining Room * Modern fitted Kitchen/Breakfast Room with doors to the rear garden.

First Floor: Spacious Landing * Three Bedrooms * Family Bathroom with White Suite * Separate W.C

Top Floor: Bedroom 4 (double), fabulous Eaves storage *

Outside: Front & rear gardens with side access * Rear Garden have paved areas, lawn and Shrub borders *

Gas fired central heating

This very attractive bay fronted semi-detached Victorian family house still retains some period features. Wonderful lounge with feature fire place, dining room attractive period fireplace. Simply stunning modern fitted kitchen/breakfast room, fitted with a wide range units, the dining area has French doors opening to the garden. Three double bedrooms to first floor with a fourth double on the top floor. The property also benefits from gas fired central heating from a combination boiler and is partly double glazed. A particular feature of the property is the charming rear garden which is approximately 40Ft in length and very attractively arranged as patio area leading to the lawn with raised flower bed borders, rear patio being bordered by a fine range of shrubs and offering considerable privacy, outside light, water tap, side access.



Waldegrave Road is a highly sought-after tree lined residential road running between Preston Drove and Stanford Avenue. Within easy walking distance is a comprehensive range of local shopping both at Fiveways and Preston Village including a Post Office, Chemist, Co Op, Butcher and Baker. There are also excellent take away shops and a Delicatessen close by. Excellent schools for children of all age groups within walking distance as are both Blaker's Park and the beautiful 65-acre Preston Park with its wide range of recreational facilities including Tennis Courts, Bowling Greens and Cycle Track. Preston Park and London Road railway stations also being within easy reach. Brighton City centre with its comprehensive shopping, theatres, cinemas and fine range bars and restaurants and the Seafront are all less than 2 miles distant.

Local Information

| | |
|------------------------------|-----------|
| Downs Junior School | 0.4 miles |
| Balfour Road Infants | 0.5 miles |
| Dorothy Stringer High School | 0.7 miles |
| Varndean Schools Complex | 0.7 miles |
| Cardinal Newman School | 1.4 miles |

| | |
|---------------------------|-----------|
| Preston Park Station | 1.0miles |
| London Road Station | 0.7 miles |
| Brighton Station Mainline | 1.5 miles |

| | |
|-------------------|-----------|
| Brighton Seafront | 1.9 miles |
|-------------------|-----------|

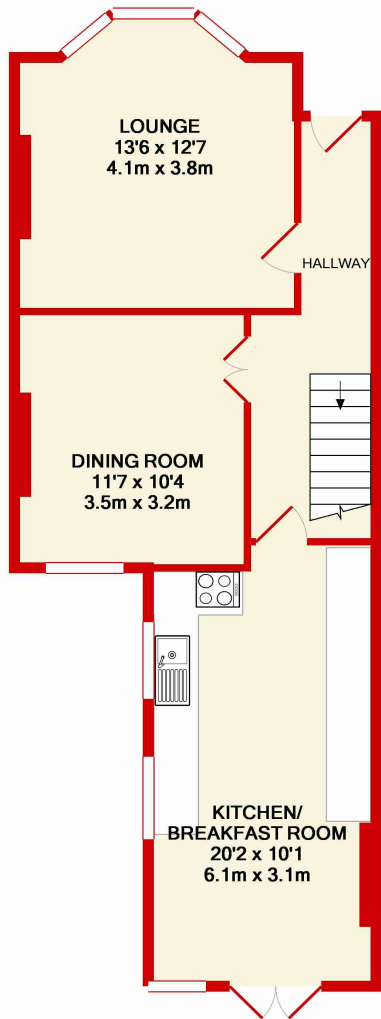
| | |
|--------------------------|-----------|
| Brighton Shopping Centre | 1.6 miles |
|--------------------------|-----------|

All distances approximate

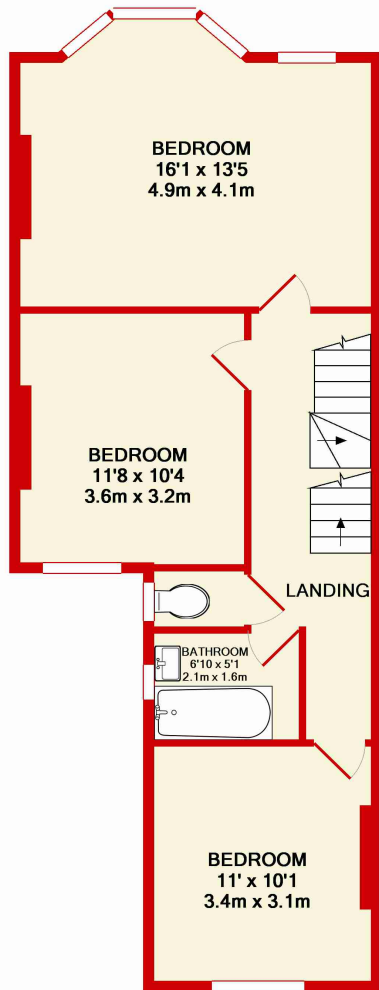
Council Tax Band E

Car Parking Zone J

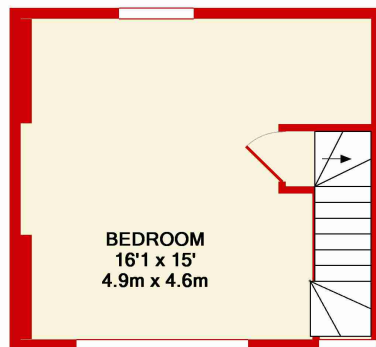




GROUND FLOOR
APPROX. FLOOR
AREA 555 SQ.FT.
(51.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 564 SQ.FT.
(52.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 234 SQ.FT.
(21.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1353 SQ.FT. (125.7 SQ.M.)
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

BEAUMONTS
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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.