



22 Winfield Avenue, Brighton, BN1 8QH

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance vestibule * Entrance Hall * Cloakroom Lounge * Dining Room * Kitchen.

FIRST FLOOR: Landing with hatch to loft * Three bedrooms * Shower Room.

OUTSIDE: Private driveway * Front garden with lawn and flower borders * Rear Garden with sun deck areas leading to the large west facing rear garden approx. 160ft.

Gas Fired Central Heating & Double Glazing

This attractive semi-detached family home offers attractive accommodation arranged over two floors. The Kitchen having been recently refitted with ample storage and worktops including an Induction Hob and built in Neff Double Oven. All three bedrooms are a good size and the Shower Room has also recently been refurbished with a very attractive modern suite and tiled walls. The property is also well decorated throughout.

Outside is ample parking for 2/3 vehicles and to the rear is the lovely long west facing rear garden with newly built Sun Terraces.



This attractive semi - detached family home is situated in this popular residential area close to good local shopping and with excellent transport links into and out of the city. Nearby in Carden Avenue is Marks & Spencer Food Hall and the Asda Supermarket.

Brighton city centre, the seafront, Preston Park station and the A23/A27 are all easily accessible, while nearby parks, woodland walks and a golf course add to the appeal of this convenient location

Local Information

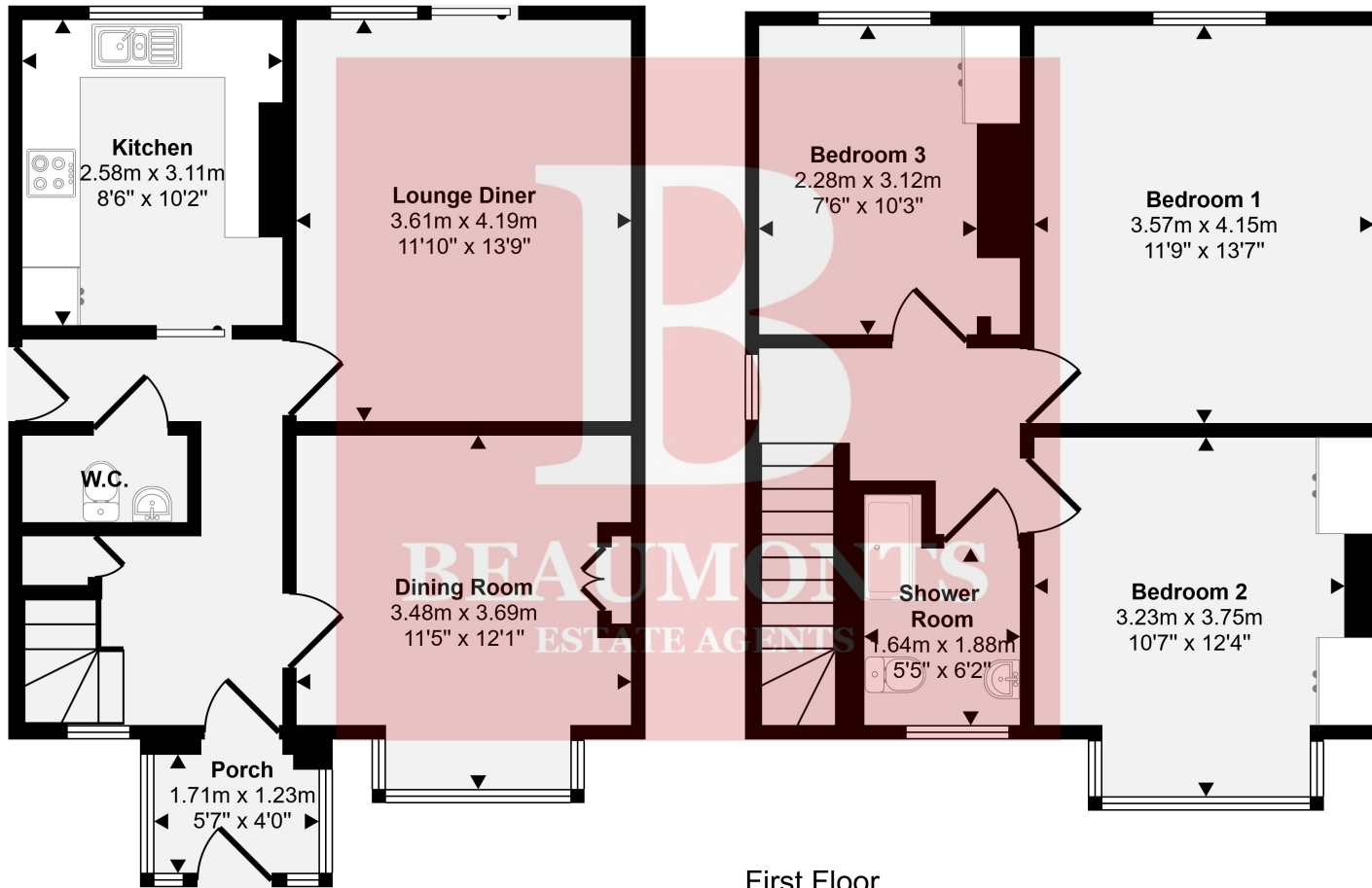
Patcham High School	0.1 miles
Varndean College	0.9 miles
Dorothy Stringer High School	1.2 miles
Varndean College	1.3 miles
Preston Park Station	1.5 miles
London Road Station	2.3 miles
Brighton Mainline Station	3.0 miles
Amex Stadium	3.5 miles
Hollingbury Golf Course	1.5 miles
Brighton Seafront	3.5 miles

All distances approximate

Council Tax Band D



Approx Gross Internal Area
98 sq m / 1059 sq ft



First Floor
Approx 48 sq m / 520 sq ft

Ground Floor
Approx 50 sq m / 540 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 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.