

45A Beaconsfield Villas
Brighton, East Sussex BN1 6HB
Asking Price £475,000

DAVID&CO

45A Beaconsfield Villas, Brighton, East Sussex BN1 6HB

An attractive and spacious 2 bedroom lower ground floor converted flat with a sunny west facing garden, occupying the entire lower floor of this double fronted Victorian semi detached property. Situated in this wide tree lined avenue forming part of the Preston Park Conservation Area, close to both Preston Park and Blakers Park with their recreational facilities and within easy access of both Brighton and Preston Park mainline station. The accommodation comprises: entrance hall, lounge with period fireplace, modern kitchen/breakfast room, 2 double bedrooms, office, modern bathroom with a white suite and a sunny west facing rear garden. * * VIEWING HIGHLY RECOMMENDED * *

Location
Situated in this wide tree lined road, in this highly favoured residential area forming part of the prestigious 'Golden Triangle' in the heart of the Preston Park Conservation area. The flat is situated on the lower floor of this imposing Victorian semi detached period property situated close to local shopping facilities in Preston Drove and with the popular Fiveways close to hand with its local independent shops, cafes and bars. Blakers Park and Preston Park are within easy reach providing their recreational facilities and Preston Park mainline station is within easy walking distance providing a commuter service to Gatwick and London. Local bus services are available in Beaconsfield Villas and in Ditchling Road providing easy access to Brighton city centre and seafront.

Accommodation
All measurements are approximate.

Entrance Hallway
Front door with stained glass window. Fitted storage cupboard, radiator and engineered oak flooring.

Inner Hallway
Coved ceiling, recessed spotlights, radiator and engineered oak flooring.

Lounge 16'5 max x 12'1 max (5.00m max x 3.68m max)
With a sash style bay window overlooking the front and a feature fireplace surround with tiled hearth and wooden mantle over. Radiator. Engineered oak flooring and stripped wooden door. Coved ceiling. Fitted shelving into chimney breast recess. Two wall light points

Kitchen/Breakfast Room 11'0 x 9'3 (3.35m x 2.82m)
Fitted kitchen with a range of wall and base units with worktop surface over. Inset sink unit with mixer tap. Inset 4 ring gas hob with oven below and fitted cooker hood over. Tiled splashbacks. Integrated fridge and freezer. Space and plumbing for the dishwasher. Wall mounted 'Worcester' boiler. Laminate flooring. Recessed spotlights and radiator. Double glazed window and door overlooking and leading to the sun room.

Bedroom 1 16'5 max x 12'1 max (5.00m max x 3.68m max)
Sash style bay window overlooking the front and a feature fireplace surround with hearth and wooden mantle over. Two radiators. Coved ceiling and wooden flooring.

Bedroom 2 13'6 x 11'3 (4.11m x 3.43m)
Window overlooking the rear garden. Radiator, coved ceiling and stripped wooden door.

Bathroom 7'8 x 6'3 (2.34m x 1.91m)
Fitted with a white bathroom suite to comprise an enclosed panelled, shaped bath with mixer tap and a wall mounted shower fitment over and a glazed shower screen. Pedestal wash basin and a low level W/C with push button flush. Double glazed window to one side along with a window to the other. Part tiled walls, recessed spotlights and coved ceiling. Extractor fan and tiled flooring.

Office 11'0 x 3'10 (3.35m x 1.17m)
Window overlooking the side, tiled flooring and stripped wooden door.

Sun Room 9'10 x 4'11 (3.00m x 1.50m)
Double glazed window and door overlooking and leading to the rear garden. Space and plumbing for the washing machine and tiled flooring.

Rear Garden
A lovely sunny, enclosed west facing rear garden. Decking area leading to the lawn with gated side access and mature trees and shrubs.

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 Leasehold.

MAINTENANCE: TBC

GROUND RENT: TBC

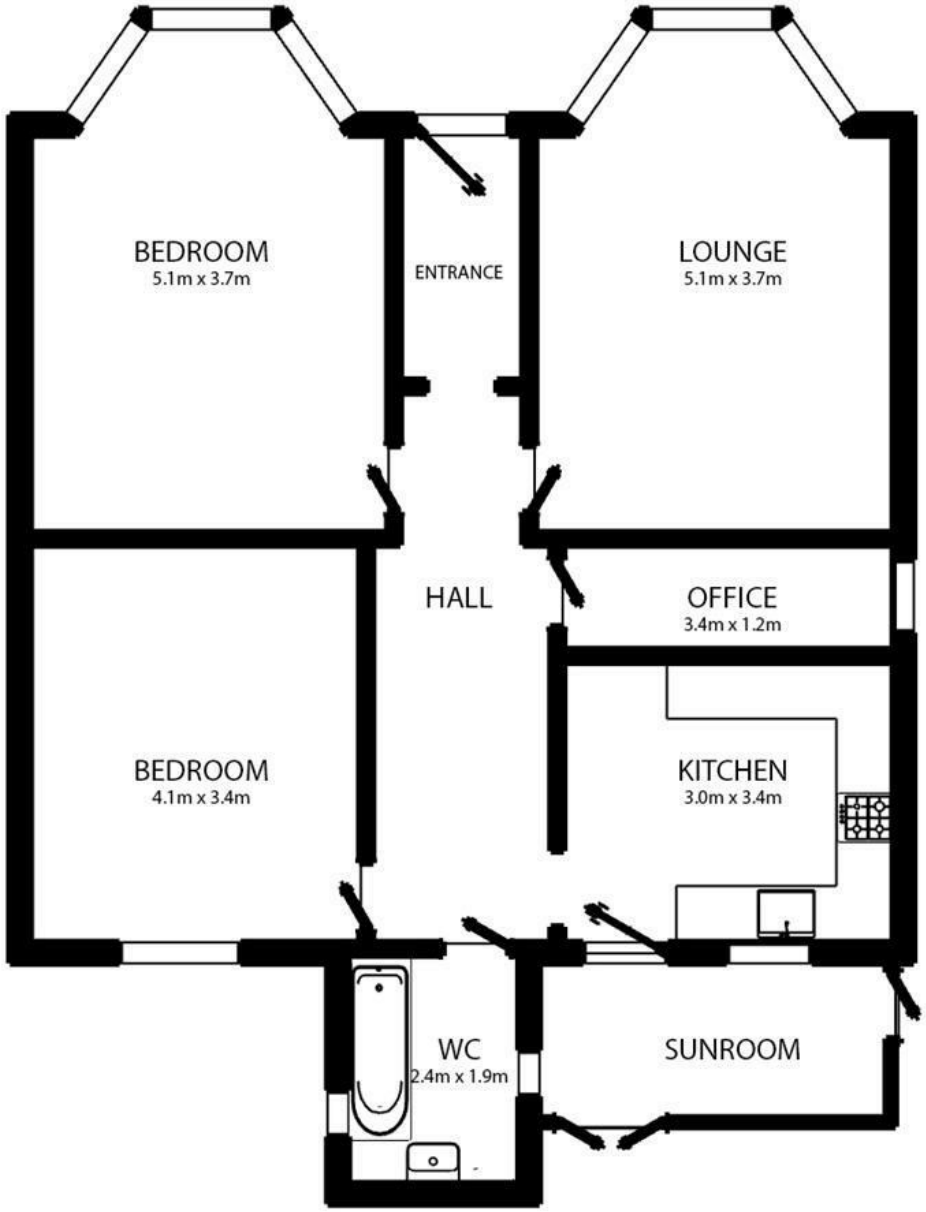
THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

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

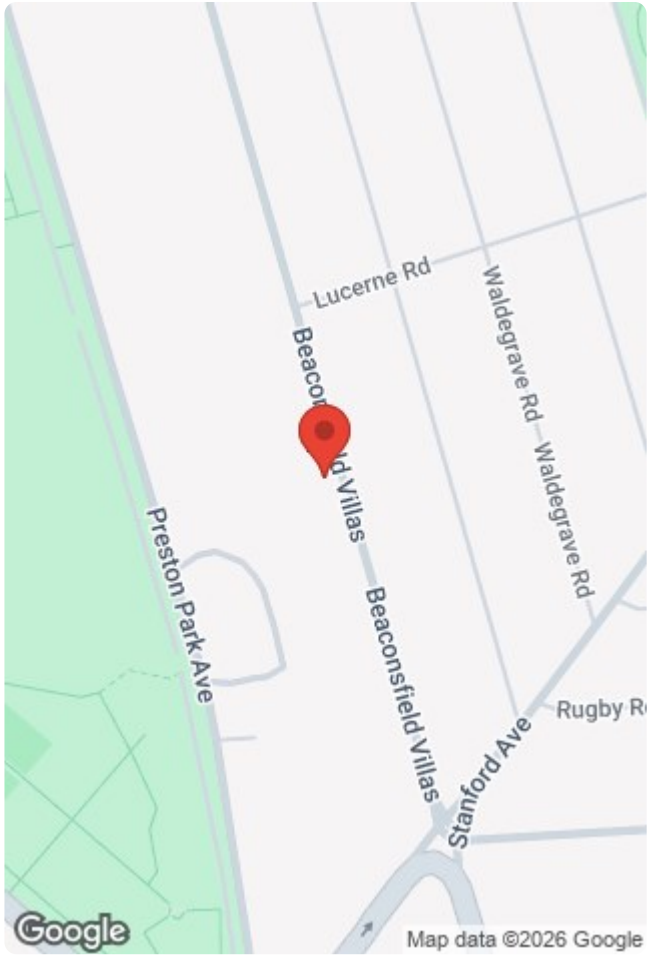


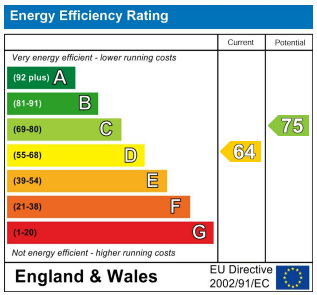


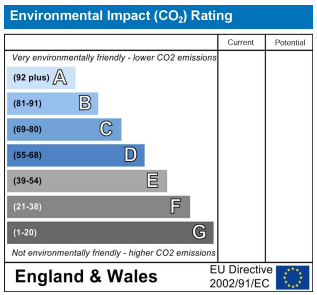




TOTAL APPROX FLOOR AREA 86.2 SQM







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The Property Ombudsman

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