

Beaconsfield Villas, Brighton

Asking Price £800,000



- **A Magnificent Five Bedroom Semi Detached Period Residence**
- **Lovely Decorative Order Throughout**
- **Attractive Rear Garden**
- **Close To Excellent Local Schools**
- **No Ongoing Chain**

Beaconsfield Villas, Brighton, BN1 6HE



This is the one you have been waiting for!

A truly impressive three storey period residence situated in one of Brighton's most sought after locations. There are many excellent local schools within walking distance making this house ideally positioned for anyone with a family or looking to start one.

Preston Park is also close by which has various recreational facilities including a cycle track, bowling green, basketball and tennis courts, cafes and large playing fields all at your disposal. Preston Park railway station with its commuter links to Gatwick and London makes this area convenient for commuters as well. Local shops and amenities are available within walking distance in Preston Drove, Five ways and Preston Village.

The house itself offers versatile accommodation and you can arrange the rooms to best suit your needs. There are five good size bedrooms and a lovely modern family bathroom. You also have an amazing master bedroom with a trendy bathroom area that is sure to blow you away.

The rear garden is raised and ideal for children to let off some steam when they need to! It's also great for some alfresco dining on those warm summer days



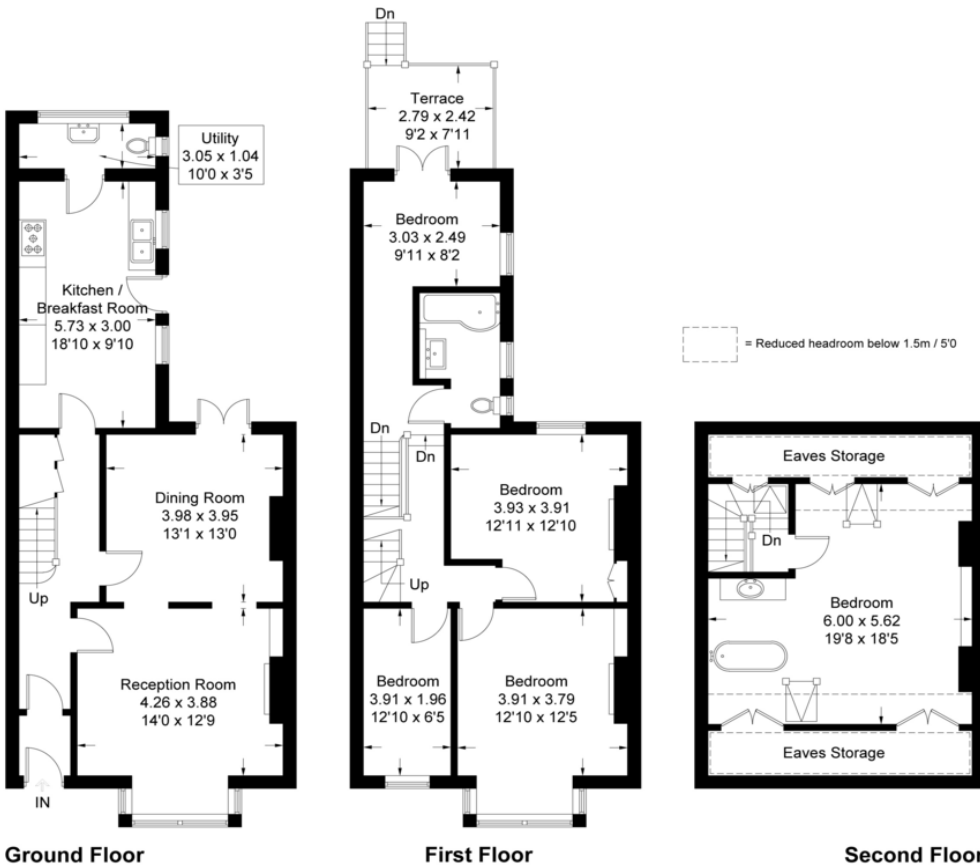
Picture this...

Why not take a short ride or hop onto a bus into the City Centre for an adventure. There you can really soak up Brighton and Hove's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and many shops that are available.

If you're in the mood for something more local then you can take a stroll to either the 'Preston Park Tavern' or 'The Park View' which are both famous for their 'pub grub' and ideal for a few drinks after a long day at work.

Beaconsfield Villas, Brighton, BN1 6HE

Approximate Gross Internal Area = 171.5 sq m / 1846 sq ft



Accommodation

GROUND FLOOR

ENTRANCE HALL

RECEPTION ROOM
14' 0" x 12' 9" (4.27m x 3.89m)

DINING ROOM
13' 1" x 13' 0" (3.99m x 3.96m)

KITCHEN/BREAKFAST ROOM
18' 10" x 9' 10" (5.74m x 3m)

UTILITY ROOM
10' 0" x 3' 5" (3.05m x 1.04m)

FIRST FLOOR

BEDROOM 2
12' 11" x 12' 10" (3.94m x 3.91m)

BEDROOM 3
12' 10" x 12' 5" (3.91m x 3.78m)

BEDROOM 4
9' 11" x 8' 2" (3.02m x 2.49m)

BEDROOM 5
12' 10" x 6' 5" (3.91m x 1.96m)

SECOND FLOOR

MASTER BEDROOM
19' 8" x 18' 5" (5.99m x 5.61m)
(with bathroom area)

OUTSIDE

FRONT GARDEN

REAR GARDEN



What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>		Very environmentally friendly - lower CO₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
	80	77	48
55			

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still
01273 771111

westernrd@phillipsandstill.co.uk
112 Western Road, Brighton, East Sussex, BN1 2AB
www.phillipsandstill.co.uk