



48 Bates Road, Brighton BN1 6PG

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Spacious Entrance Hall * Lounge with tiled fireplace * Dining Room * Breakfast Room with built in store cupboards & work tops * Kitchen.

First Floor: Landing with hatch to loft * Three Double Bedrooms * Bathroom with colored suite.

Outside: Front Garden with flower bed * Rear Garden approx. 40ft with lawn, shrub borders, timber garden shed, W.C.

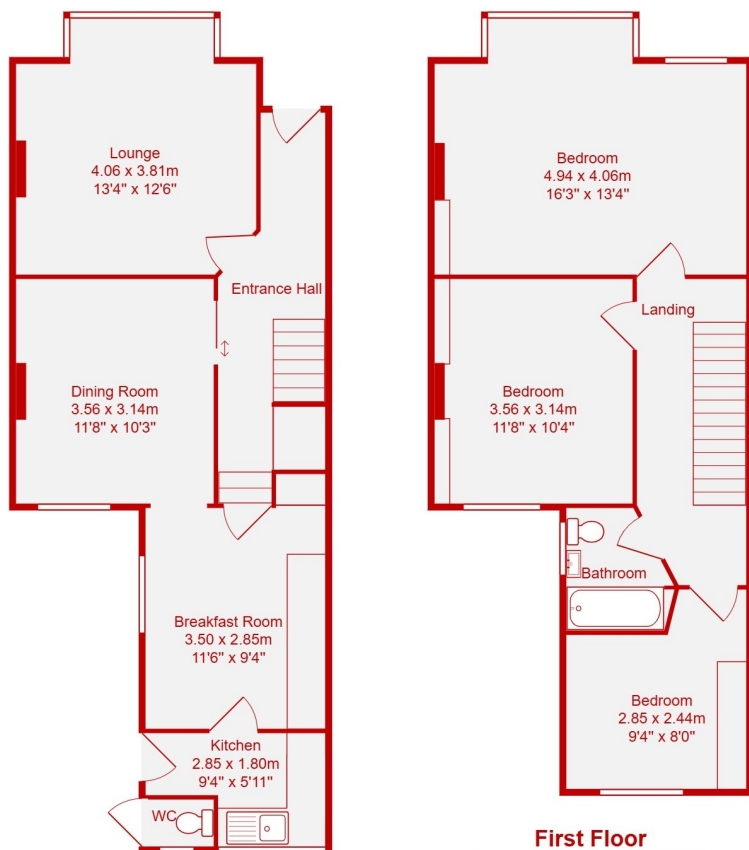
Double Glazing * In need of modernisation

This attractive Victorian redbrick home offers spacious well-planned accommodation having been a lovely family home for a number of years. All the rooms are a good size offering light and airy accommodation but the property would now benefit from refurbishment.

Situated along Bates Road, a popular residential street that seamlessly connects Surrenden Road and Osborne Road, this home benefits from a prime location just approximately two miles away from the vibrant Brighton City Centre and seafront, brimming with recreational activities, bathing beaches, and a diverse shopping scene. Local amenities abound, with excellent shops nearby in Fiveways and Preston Village, including a convenient new Sainsbury's Local. For outdoor enthusiasts, the 65-acre Preston Park is a stone's throw away, providing tennis courts, bowling greens, and a cycling track. Commuters will find tranquillity in the easy access to the mainline railway station, connecting them directly to London Victoria. Additionally, families will be pleased to discover the esteemed Balfour/Varndean school complex within easy reach, making this property an ideal choice for those seeking both comfort and community in a thriving area.

Council Tax Band D

EPC Rating E

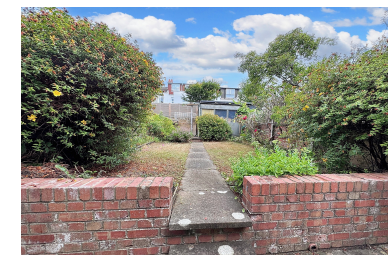
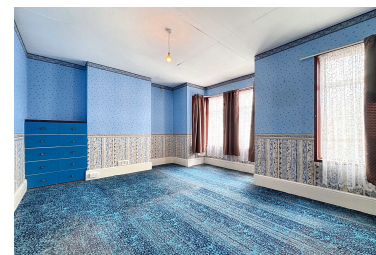
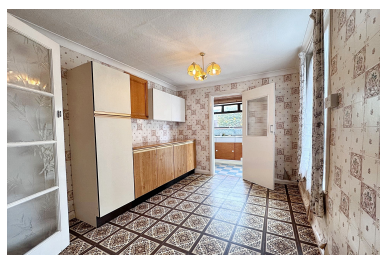


Ground Floor
Area: 51.0 m² ... 549 ft²

First Floor
Area: 49.0 m² ... 528 ft²

Total Area: 100.0 m² ... 1076 ft²

All measurements are approximate and for display purposes only.



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www.beaumontsresidential.co.uk



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.