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BEAUMONTS
ESTATE AGENTS
FOR SALE
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19 Denton Drive, Brighton, BN1 8LR

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SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Porch with door to garden* Entrance Hall * Lounge Dining Room Modern Fitted Kitchen * Conservatory *

First Floor Landing: Two Double Bedrooms * Luxury Fitted Shower Room *

Outside: A good size rear Garden with Views of the countryside lawn & Patio area *

Garage: with own driveway up and over door and door to garden.

Gas Fired Central Heating & Double Glazing

This very spacious semi-detached family house is in superb decorative order throughout and offers lovely views over the surrounding area from the rear. The light and airy rooms are tastefully decorated, carpeted and ready for immediate occupation. There is an attractive modern fitted kitchen with ample storage, worktops with an integrated oven & hob. On the first floor both of the double bedrooms have built in wardrobe and the modern Shower Room has a large walk in shower cubicle. To the rear of the property is a good size garden with timber built garden shed and greenhouse, a paved sun terrace and door to the garage.

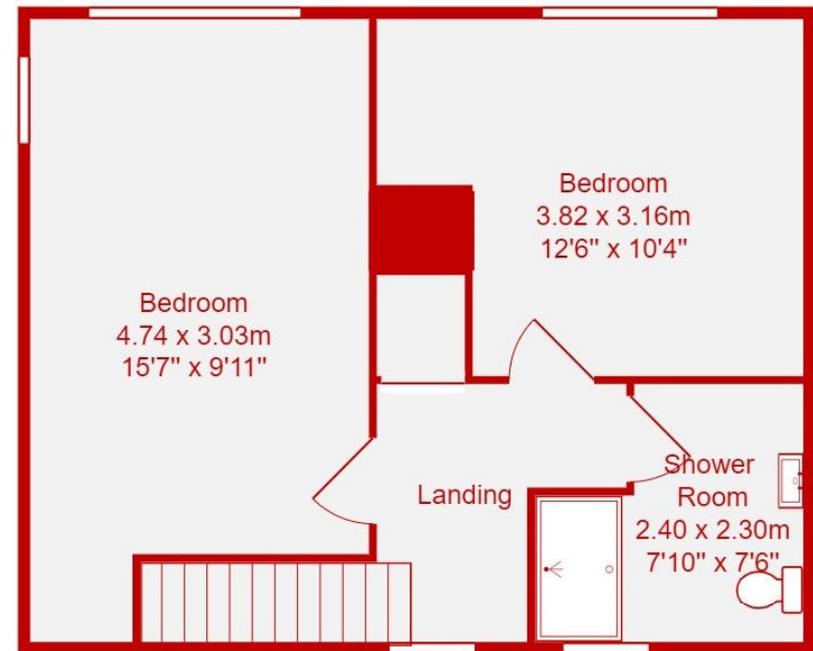
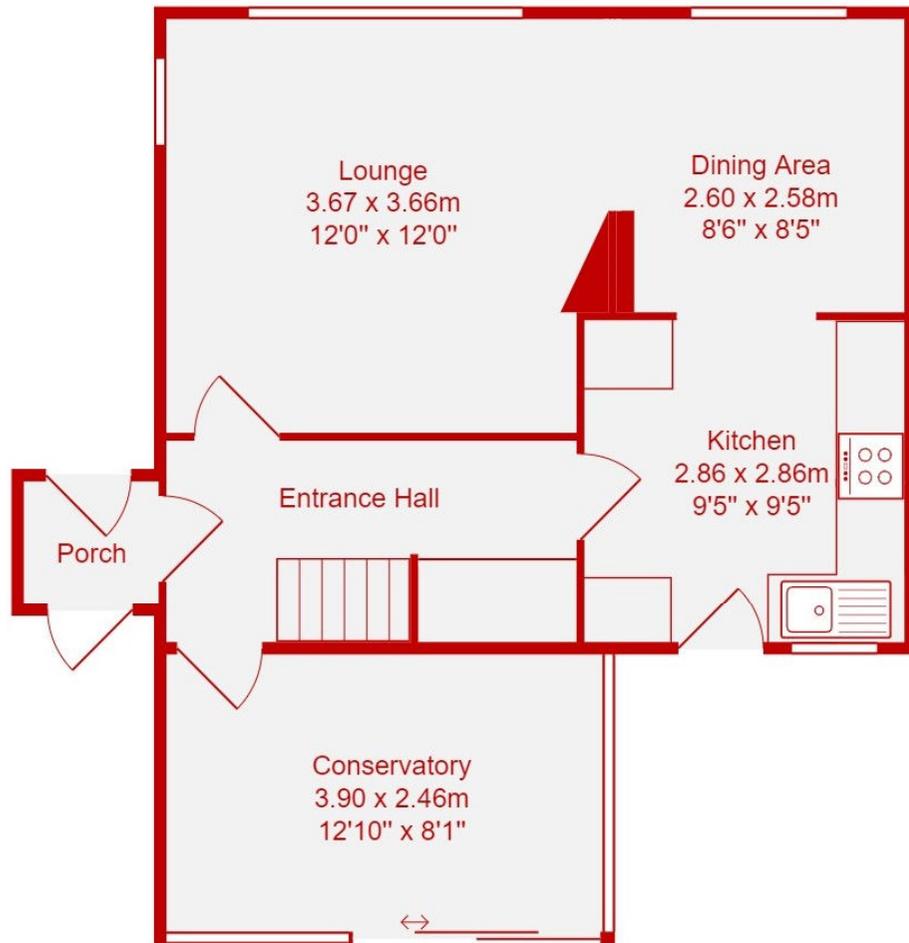


Situated in this popular residential area with local shopping available nearby at Carden Avenue and also Patcham Village and Fiveways. There is also good public transport nearby providing access to all parts of Brighton and Hove within easy reach. Good schools are available nearby catering for children of all age groups including Patcham High School, Varndean College and Dorothy Stringer. Brighton City centre with its main shopping thoroughfare and Seafront with its fine bathing beaches and recreational facilities being approximately 3.00 miles distant. Further shopping is available in Carden Avenue including Marks & Spencer Food Hall, Asda supermarket and Matalan. Hollingbury Golf Course is also within easy reach.

Hollingbury Golf Course, Brighton's only municipal course, is also within easy reach as is the beautiful Wild Park Nature Reserve, Stanmer Park and Burstead Woods which are very popular with dog walkers. Both Sussex University and the American Express Community Stadium (home of Brighton & Hove Albion) are less than three miles distant.

Council Tax Band C



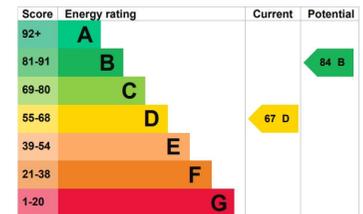


First Floor
Area: 39.0 m² ... 420 ft²

Ground Floor
Area: 48.0 m² ... 517 ft²

Total Area: 87.0 m² ... 937 ft²

All measurements are approximate and for display purposes only.



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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.