

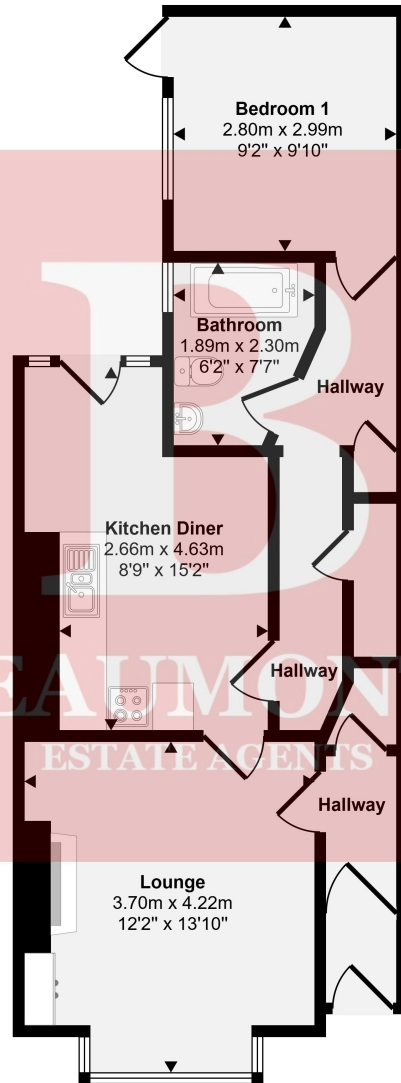


**GFF, 15 St Andrews Road, Brighton, BN1 6EN**

**BEAUMONTS**  
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Approx Gross Internal Area  
53 sq m / 573 sq ft



## SUMARY OF ACCOMMODATION

**Ground Floor:** Communal Entrance hallway.

**Door to Flat:** Entrance Hall with under-stair storage \* South Facing Living Room \* Kitchen/Breakfast Room \* Double Bedroom \* Modern Bathroom \* Storage area \* Private Patio Area with timber garden shed.

### Share of Freehold

A beautiful one-bedroom 'Raised Ground Floor' period flat with private patio area. Situated in this highly popular residential location close to Fiveways, this is one not to miss! This spacious and very well-presented flat occupies the ground floor of this handsome Victorian property. Particular features include a bay fronted South facing living room with original ceiling coving and wood burning stove, a lovely kitchen/breakfast room, double bedroom and a modern bathroom. There is gas central heating with a modern Hive control system, a long lease and a sizable storage area in the garden.

Situated within a very popular Fiveways area in a sought-after road and close to both Blakers and Preston Parks offering excellent recreational facilities including tennis Courts and Cycle track and also close to local shopping parades and with frequent bus services to Central Brighton nearby. Preston Park surgery is located at the bottom of the road and a pharmacy can be found in Beaconsfield Road. Brighton mainline Railway station is about 15/20 minutes' walk. Preston Road/London Road provides easy access to the A23/A27 to Gatwick and beyond.

Council Tax A EPC Rating D

Parking Zone J

Maintenance as required - split 45/55 maintenance with the upper flat

Tenure – Share of Freehold



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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT

01273 550881

[www.beaumontsresidential.co.uk](http://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.