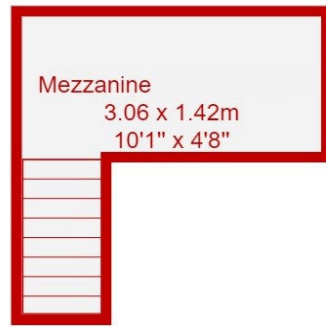
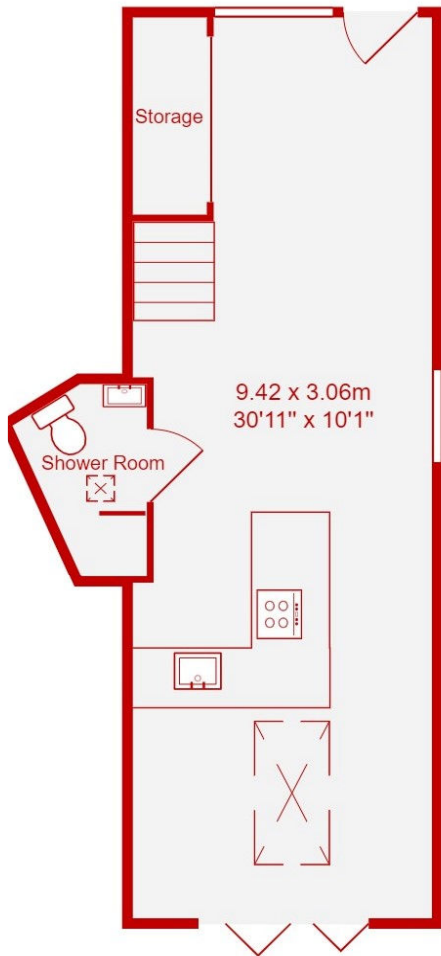




1 Hythe Road, Brighton, BN1 6JR

BEAUMONTS
ESTATE AGENTS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	44 E	
21-38	F		
1-20	G		

Total Area: 36.3 m² ... 391 ft²

All measurements are approximate and for display purposes only.

BEAUMONTS
ESTATE AGENTS

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

01273 550881

www.beaumontsresidential.co.uk

SUMMARY OF ACCOMMODATION

Ground Floor: Modern Open Plan Living Space * Kitchen Area * Shower Room * Mezzanine Area. **Outside:** South Facing front Patio, walled rear Court Yard.

Under Floor Electric Heating * Double Glazing

A charismatic & charming property offering a unique opportunity to live in a detached home. Modern style living with a large open plan living area, Kitchen with integrated appliances, useful mezzanine area, shower room with natural light. Bifold doors to outside enclosed rear courtyard & a front South facing patio. The home has under floor electric heating. No onward going chain.

Council Tax Band B

Parking Zone F



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.