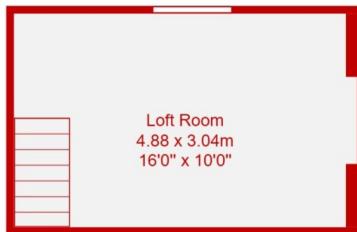
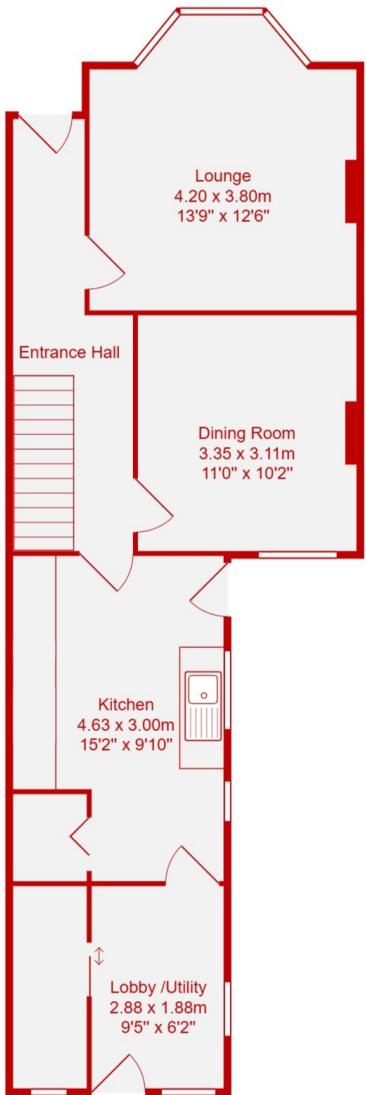




30 Chester Terrace, Brighton BN1 6GB

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## SUMMARY OF ACCOMMODATION



**Ground Floor:** Entrance Hall \* Lounge with bay window to front \* Dining Room \* Kitchen Breakfast Room \* Utility Room.

**First Floor:** Landing \* steps to loft room with potential as fourth bedroom (stnc) \* Three Bedrooms \* Bathroom \* Separate W.C.

**Outside:** Formal front garden \* Walled rear garden with established shrubs, timber garden shed, Greenhouse.

### IN NEED OF MODERNISATION & IMPROVEMENT

This attractive bay fronted Victorian family home is located on this lovely tree lined one of Brighton's most sought after residential areas. With excellent schools, shopping and public transport all within easy reach together with the 65 acre Preston Park being just a short walk away.

The property itself would now benefit from a program of refurbishment and modernization with the added potential of an extension (stnc).

Council Tax Band C  
Parking Zone J

EPC rating F

**PRICE £675,000**



**BEAUMONTS**  
ESTATE AGENTS

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

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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.