



14 Semley Road, Brighton, BN1 6EP

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

Ground Floor: Spacious Entrance Hall with period features * Living Room with bay window to front and beautiful fireplace and built in shelving * Second Reception Room * South Facing Kitchen/Dining Room with ample worktops and storage * patio doors to garden.

First Floor: Spacious Landing * Three Double Bedrooms * Tiled Bathroom with white suite and walk-in shower * En-suite Shower room

Top Floor: Bedroom with Velux 'balcony' windows offering lovely views over the surrounding area.

Outside: South facing rear garden designed for low maintenance with sun deck, established flower and shrub borders, rear access. Office Pod for those that wish to work from home.

This beautifully presented red brick period house offers a wonderful balance of classic charm and modern living, perfectly positioned in a peaceful residential street close to the ever-popular Fiveways area. Behind its elegant façade, the property opens into two light-filled reception rooms, ideal for both everyday living and entertaining. The heart of the home is a contemporary, well-appointed kitchen, thoughtfully designed for modern family life. Upstairs, four comfortable bedrooms and two stylish bathrooms provide ample space for families or guests. To the rear, a south-facing garden offers a peaceful, sunny retreat - perfect for relaxing or al fresco dining. At the end of the garden, a fully insulated and powered office provides a quiet and practical space for working from home or creative projects.



This lovely property is situated in this quiet residential road located in the much sought after Fiveways/Preston Park area of Brighton. There is an excellent range of local shopping within walking distance including a Post office, Butcher, Baker, Greengrocer, Deli and Co Op. Also within walking distance are excellent schools for children of all age groups. There is excellent public transport within easy reach providing access to Brighton City Centre and the A27. Preston Park mainline railway station, with a direct service to London Victoria is just a short walk away and Brighton seafront with its fine recreational facilities and bathing beaches being approximately two miles distant.

Local Information

Downs Junior	0.2 mile
Downs Infant	0.2 mile
Balfour Primary	0.6 mile
Dorothy Stringer	0.8 mile
Varndean	0.6 mile
Cardinal Newman	1.5 miles

Preston Park Station	1.2 miles
London Road Station	0.4 mile
Brighton Mainline Station	1.2 miles

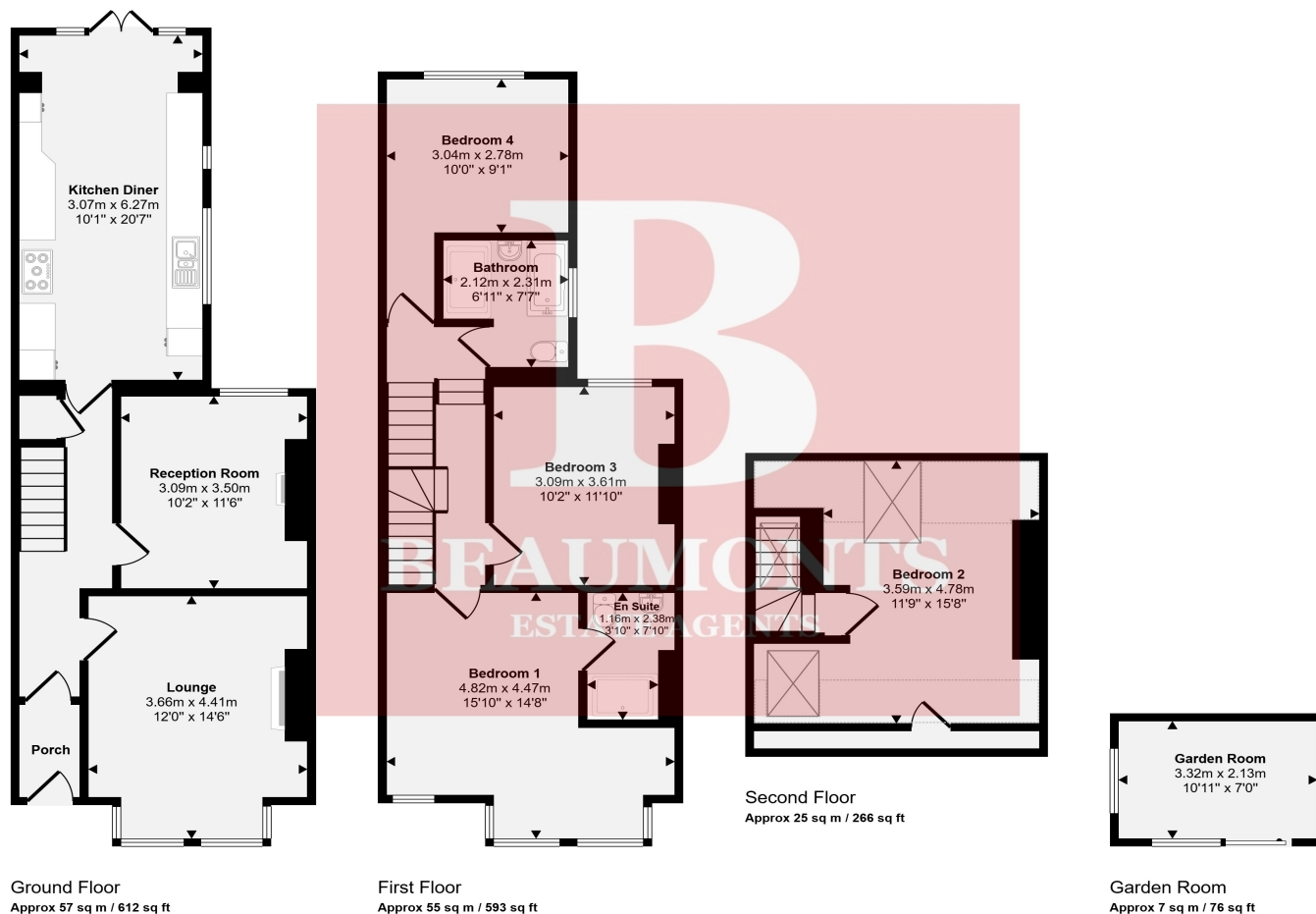
Brighton seafront (Palace Pier) 1.7 miles
Brighton Shopping Centre (clocktower) 1.5 miles
All distances approximate

Council Tax Band D

Car Parking Zone J



Approx Gross Internal Area
144 sq m / 1547 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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.