



9 Uplands Road, Brighton, BN1 7FA

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Cloakroom * Lovely through Living Room with Dining Area * Modern Kitchen.

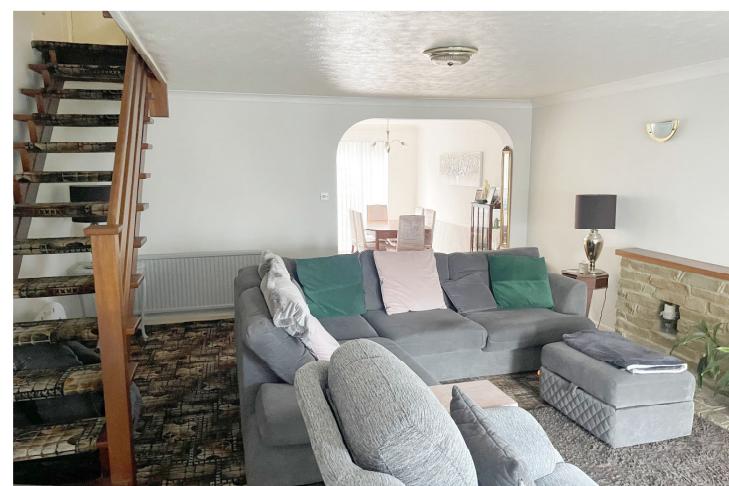
First Floor: Three Bedrooms with built in wardrobes * Bathroom.

Outside: Front Garden and Driveway to Garage * West facing rear garden.

Gas C.H. & Double Glazing

If you're in search of a spacious family home that boasts both charm and potential, look no further than this attractive family home. With bright and airy living spaces and stunning views of the surrounding area. city.

Arranged over two floors this terraced house offers a large living room, dining area and fitted kitchen. Three good size bedrooms are located on the first floor along with the family bathroom. Outside you have rear garden and a front terrace offering stunning views over Brighton. Understanding the importance of convenience, this property comes with a garage, offering valuable storage space, and off-road parking, a coveted feature in Brighton, allowing for easy access in and out of the home without the hassle of searching for street parking.



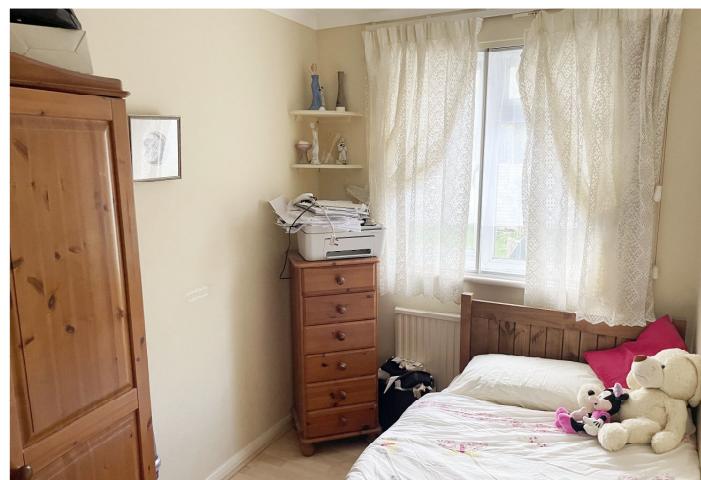
Situated in this popular residential area with good local shopping available nearby in 'The Dip' and Fiveways as well as good public transport to all parts of Brighton and Hove within easy reach. There are good schools close by catering for children of all ages and Brighton City centre with its main shopping thoroughfare and Seafront with its fine bathing beaches and recreational facilities being approx. 2 miles distant. The property is also well placed for easy access to Sussex University & the Amex Stadium. Also close by are Burstead Woods which lead up to the South Downs and is very popular with dog walkers.

Local Information

Hertford Infants School	0.5 miles
Downs Junior School	0.7 miles
Dorothy Stringer High School	1.3 miles
Varndean Schools Complex	1.0 miles
Moulsecombe Station	0.4 miles
London Road Station	1.1 miles
Brighton Mainline Station	2.2 miles
Brighton Seafront	2.0 miles

All distances approximate

Council Tax Band D

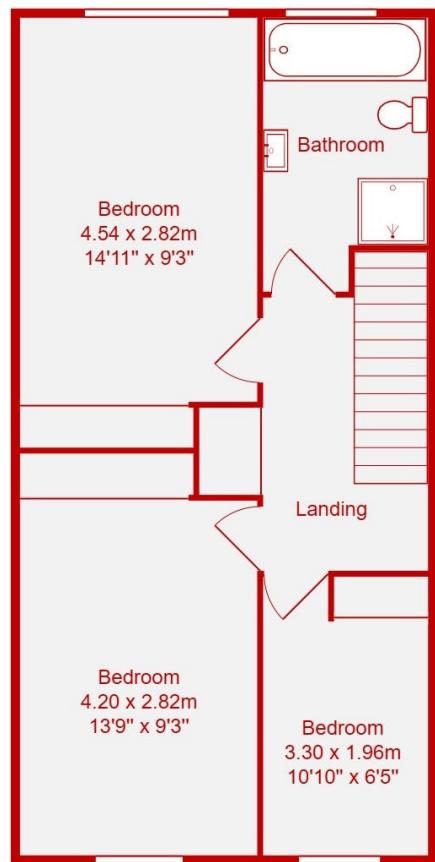




Ground Floor
Area: 52.5 m² ... 566 ft²

Total Area: 101.0 m² ... 1088 ft²

All measurements are approximate and for display purposes only.



First Floor
Area: 48.5 m² ... 522 ft²



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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.