



**63 Havelock Road, Brighton, BN1 6GL**

**BEAUMONTS**  
ESTATE AGENTS



## SUMMARY OF ACCOMMODATION

**Garden Floor:** Entrance Hall \* Living Room \* Dining Room with French doors to garden \* Modern fitted Kitchen.

**Ground Floor:** Front door to hallway \* Two Bedrooms \* Spacious Luxury Bathroom.

**First Floor:** Landing \* Master Bedroom with spacious En Suite Shower/W.C. Bedroom Three with window to rear.

**Top Floor:** Loft/Store Room with Velux windows \* Eaves storage.

**Outside:** Small front garden \* Sunny west facing lawned rear garden with seating area.

### **Gas fired central heating & part Double Glazing**

A superb opportunity to acquire this spacious bay fronted Victorian family home which still retains many attractive period features. Combining this with some delightful contemporary ones including a luxury fitted bathroom and modern kitchen which makes this a truly individual and charming property. The accommodation is arranged over four floors providing versatile accommodation which can be tailored to suit your individual needs. The property also enjoys a sought after East/West aspect providing the whole property a feeling of space and light. To the rear of the property is a sunny west facing walled rear garden which is laid to lawn.





Havelock Road is a highly sought after tree lined residential road running between Preston Drove and Stanford Avenue. The area offers a fantastic selection of local amenities within easy walking distance, including shops at both Fiveways and Preston Village, featuring a Post Office, chemist, Co Op, butcher and baker.

Residents also benefit from a variety of excellent pubs and takeaway options, including Chinese and Indian cuisine. The location is perfect for families, with highly regarded schools for all age groups within walking distance.

For outdoor enthusiasts, Blakers Park and the stunning 65 acre are both nearby, offering a range of recreational facilities, including tennis courts, playgrounds, bowling greens, and cycle track. Commuters will appreciate the convenience of both Preston Park and London Road railway stations, which are also within easy reach.

Brighton city centre, with its diverse shopping options, theatres, cinemas, vibrant bars and restaurants, and the iconic seafront, is less than 1.5 miles away, making this an ideal location for those seeking both tranquility and accessibility.

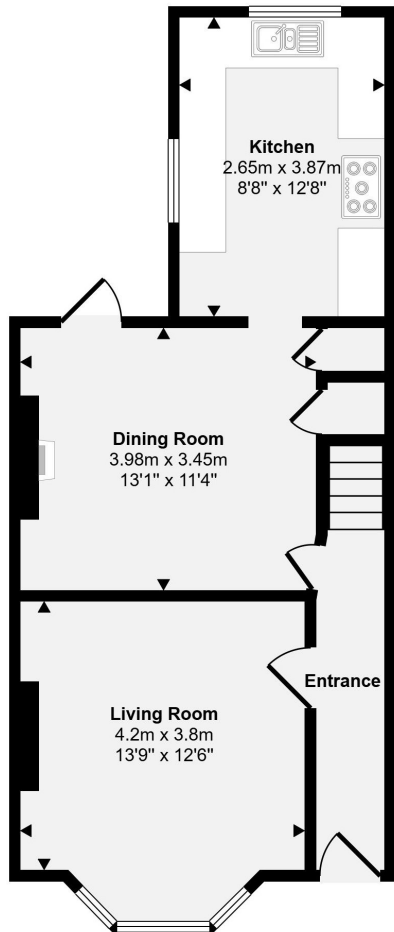
Local Information

Shopping at London Rd	0.5 miles
The Lanes	1.0 miles
Preston Park	0.3 miles
Vardean Schools Complex	0.9 miles
London Road Station	0.4 miles
Brighton Mainline Station	1.0 miles

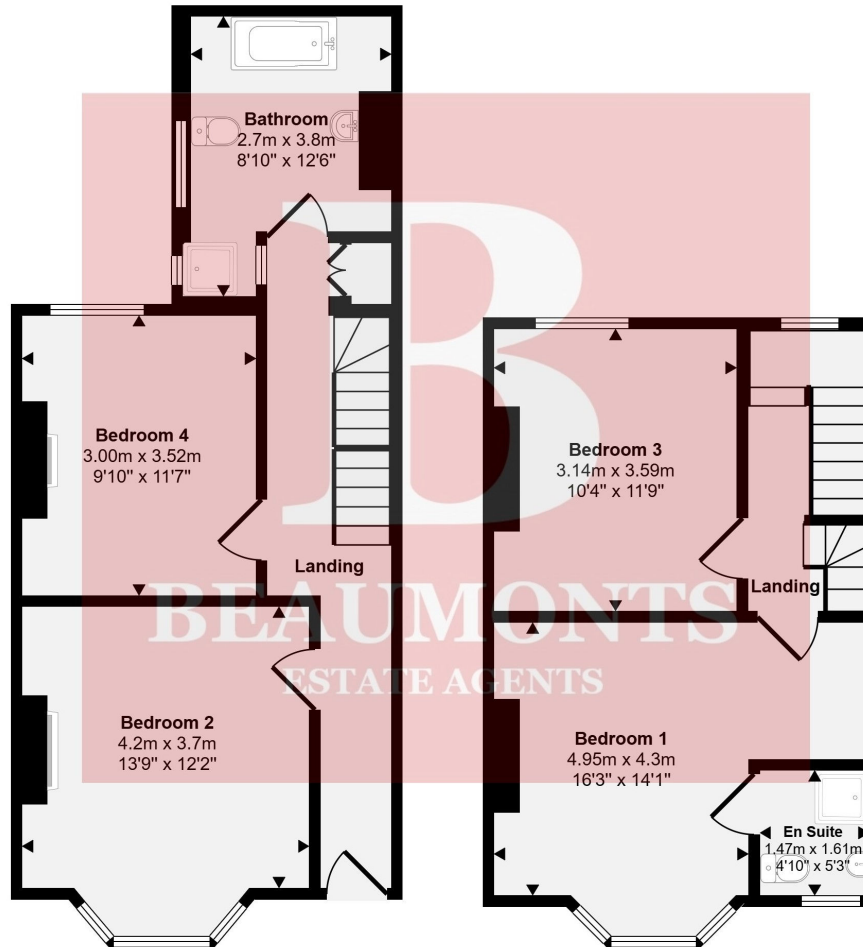




Approx Gross Internal Area  
149 sq m / 1603 sq ft

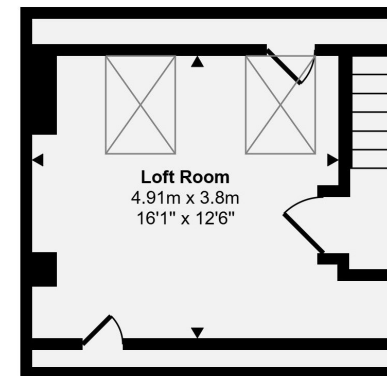


Lower Ground Floor  
Approx 45 sq m / 487 sq ft



Ground Floor  
Approx 46 sq m / 495 sq ft

First Floor  
Approx 36 sq m / 389 sq ft



Second Floor  
Approx 21 sq m / 231 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 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.