



33 Bates Road, Brighton, BN1 6PF

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Vestibule * Hall * Living Room * Dining Room * Kitchen with wide range of modern units windows and door to garden.

FIRST FLOOR: Three bedrooms * Family Bathroom * Shower Room.

OUTSIDE: Small Front * South facing sunny walled 40ft rear garden * Paved Patio area.

GAS CENTRAL HEATING FROM COMBINATION BOILER * SEALED UNIT DOUBLE GLAZING

This delightful Victorian redbrick family home offers very spacious and versatile accommodation arranged over two floors. The property has been recently redecorated throughout and the rooms are all of a good size and offer light and airy accommodation. The property still retains some attractive period features together with some new floor coverings. The property also benefits from gas fired central heating from a combination boiler and is fully double glazed. To the rear is a sunny walled rear garden with flower and shrub borders, paved patio.



Situated along Bates Road, a popular residential street that seamlessly connects Surrenden Road and Osborne Road, this home benefits from a prime location just approximately two miles away from the vibrant Brighton City Centre and seafront, brimming with recreational activities, bathing beaches, and a diverse shopping scene. Local amenities abound, with excellent shops nearby in Fiveways and Preston Village, including a convenient new Sainsbury's Local. For outdoor enthusiasts, the 65-acre Preston Park is a stone's throw away, providing tennis courts, bowling greens, and a cycling track. Commuters will find tranquility in the easy access to the mainline railway station, connecting them directly to London Victoria. Additionally, families will be pleased to discover the esteemed Balfour/Varndean school complex within easy reach, making this property an ideal choice for those seeking both comfort and community in a thriving area.

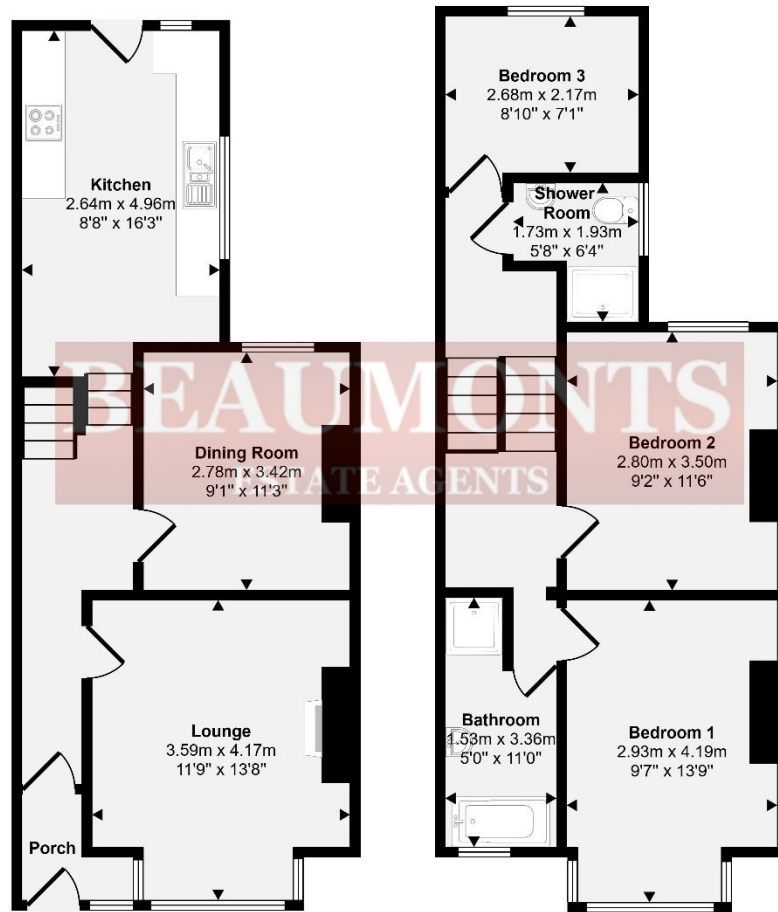
Local Information

Downs Junior School	0.9 miles
Balfour Road Infants	0.2 miles
Dorothy Stringer	0.4 miles
Varndean Schools	0.4 miles
Preston Park Station	1.0 miles
London Road Station	1.1 miles
Brighton Station Mainline	1.9 miles
Brighton Seafront	2.0 miles

Council Tax Band D



Approx Gross Internal Area
91 sq m / 982 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.



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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.