



66 Rugby Road, Brighton, BN1 6ED

**BEAUMONTS**  
ESTATE AGENTS

## **SUMMARY OF ACCOMMODATION**

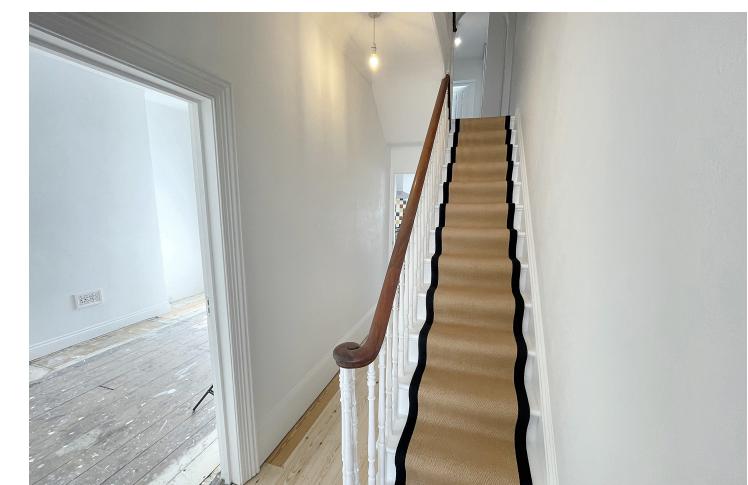
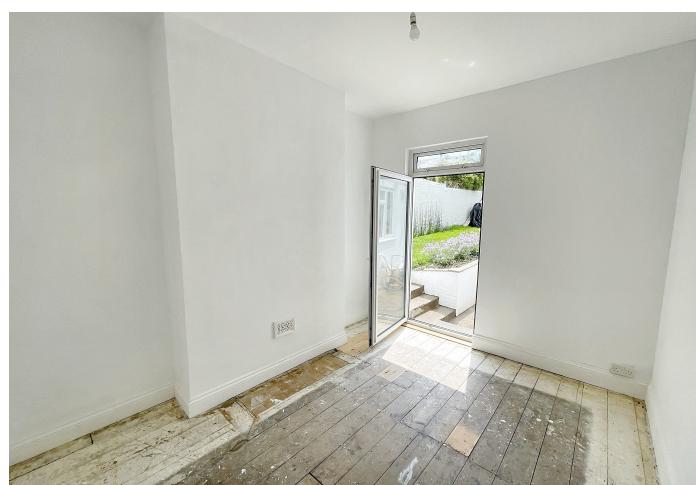
**Ground Floor:** Spacious Entrance Hall with features \* Lounge \* Dining Room \* Kitchen \* Utility Room.

**First Floor:** Spacious Landing \* Four Double Bedrooms \* Family Bathroom \* Sep W.C.

**Outside:** Integral Garage \* South Facing Sunny Rear Garden \* Annex.

## **GAS FIRED CENTRAL HEATING**

A rare opportunity to acquire this absolutely fabulous bay fronted Victorian family home with the private drive leading to a 21ft double door garage (originally for horses & carriages). To the rear a south facing garden with an Annex. This property offers a real opportunity to own a house in this highly sought after tree lined residential road close to both Fiveways and Preston Park, offering versatile accommodation that can suite many family needs. To the ground floor you will find two reception rooms, kitchen and utility room. To the first floor there are four double bedrooms, family bathroom & separate W.C and access to a large attic space which could be developed S.T.P.C. The one bedroom annex in the rear garden is a real gem and has its own kitchen, living space, bedroom and bathroom, perfect for guests or a family member.



This lovely property is situated in this lovely level tree lined residential road located in the much sought after Fiveways 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. London Road railway station 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 Infant & Junior	0.1 miles
Balfour Road Infants	1.0 miles
Dorothy Stringer High School	1.2 miles
Varndean Schools Complex	0.9 miles

Preston Park Station	1.2 miles
London Road Station	0.2 miles
Brighton Mainline	1.1 miles

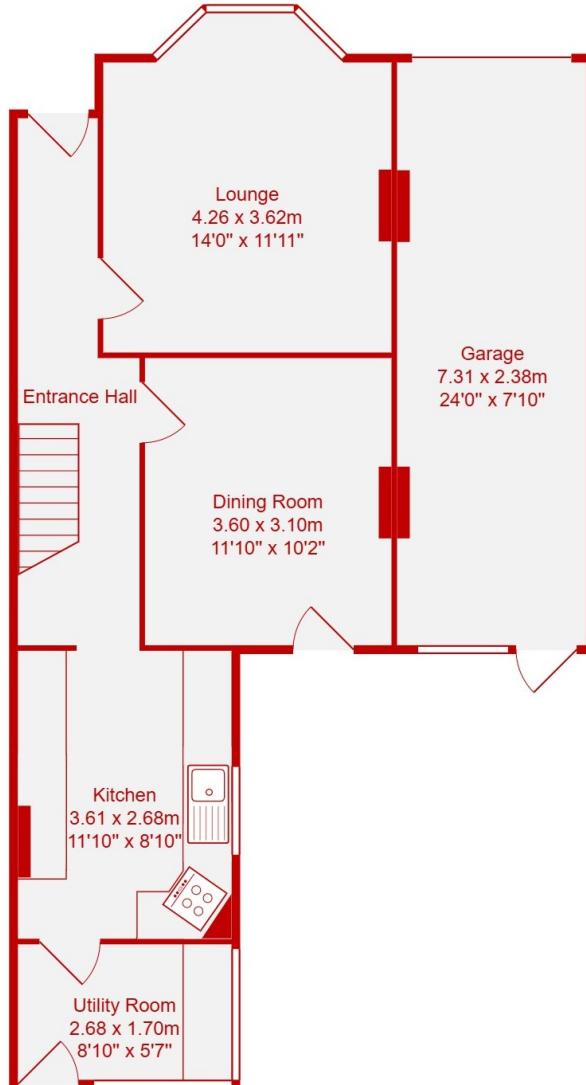
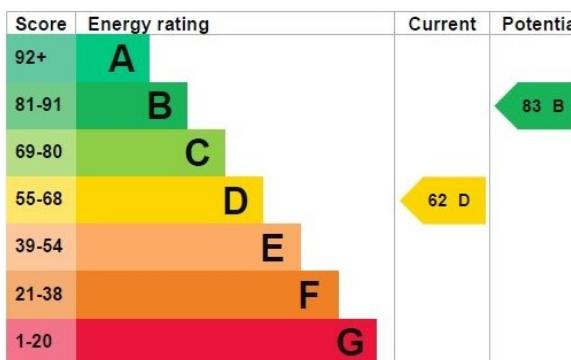
Brighton Seafrot	1.4 miles
Brighton Shopping Centre	1.6 miles

*All distances approximate*

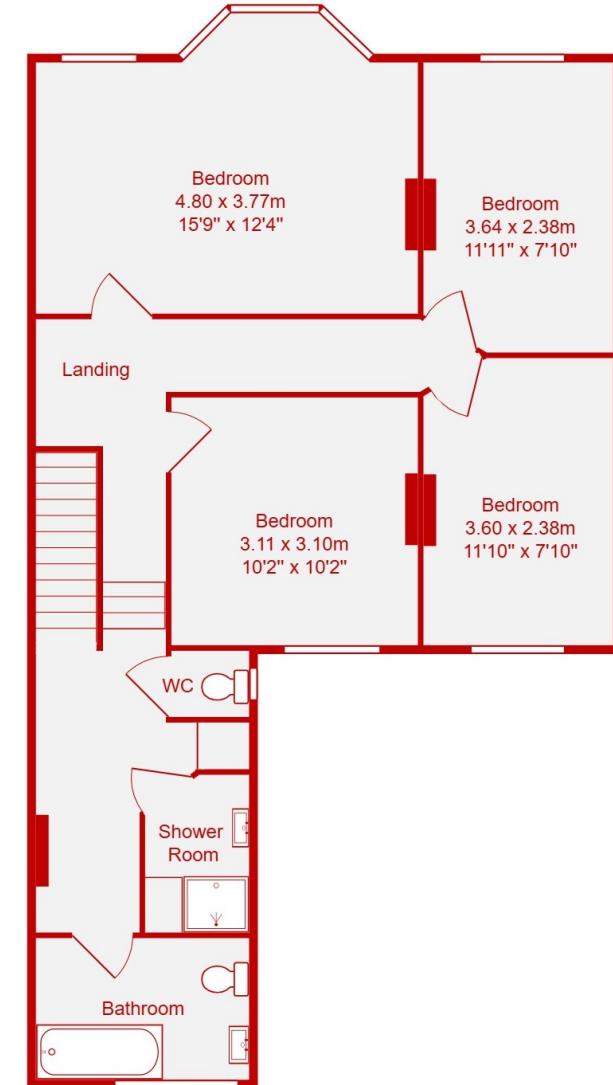




**Garden Annexe**  
Area: 31.5 m<sup>2</sup> ... 339 ft<sup>2</sup>



**Ground Floor**  
Area: 49.5 m<sup>2</sup> ... 532 ft<sup>2</sup>



**First Floor**  
Area: 69.0 m<sup>2</sup> ... 743 ft<sup>2</sup>

**Total Area: 150.0 m<sup>2</sup> ... 1615 ft<sup>2</sup> (excluding garage)**

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[www.beaumontsresidential.co.uk](http://www.beaumontsresidential.co.uk)



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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.