


# 31 Beaconsfield Road, Brighton, BN1 4QH

## £1,600 PCM

** DUE TO POPULARITY NO FURTHER VIEWINGS CURRENTLY AVAILABLE**

SMALL CAT ACCEPTED : FAMILIES ONLY NO SHARERS. This absolutely lovely three bedroom terrace house is offered in pristine condition and has THREE DOUBLE Bedrooms, one on the ground floor and two on the first floor. There is a fitted kitchen with appliances and a CONSERVATORY leading to a well kept REAR GARDEN. No expense has been spared on the GORGEOUS 4 PIECE BATHROOM upstairs with shower cubicle, bath, WC and hand basin. Beaconsfield Road is very well positioned for the local shops of London Road and the transport of London Road British rail station. The house is available immediately UNFURNISHED.

Council Tax Brighton & Hove Band: C (brighton-hove.gov.uk)

Deposit to be secured in TDS Scheme: £1,846.15

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### Entrance Hallway
With real varnished floorboards, radiator and doors to:

### Living Room
Double glazed bay windows, blinds, feature marble fireplace, built in cupboards and varnished wooden floorboards.

### Bedroom 3
Cast iron fireplace, built in cupboards and varnished wood flooring.

### Kitchen
With white wall and base units, ample worktop surfaces, washing machine, separate dryer, cooker with electric oven and grill, fridge freezer, splash back tiling and tiled floor.

### Conservatory
doors to garden

### First Floor Landing
Doors to :

### Bedroom 1
A gorgeous room with large double glazed bay windows, light silver grey carpet, feature marble fireplace with overhead mirror.

### Bedroom 2
Light silver grey carpets, built in storage, cast iron fireplace, and sash window to rear.

### Bathroom
Luxury four piece bathroom suite with shower cubicle, bath wc, heated towel rail, wash basin with cupboard under and hard wood flooring..

### Rear Garden
Small patio to front and side, leading on to lawned area with plant borders.

### Total approx floor area
95.4 sq.m (1,027 sq.ft)

### Parking Zone J

### Council Tax Band C


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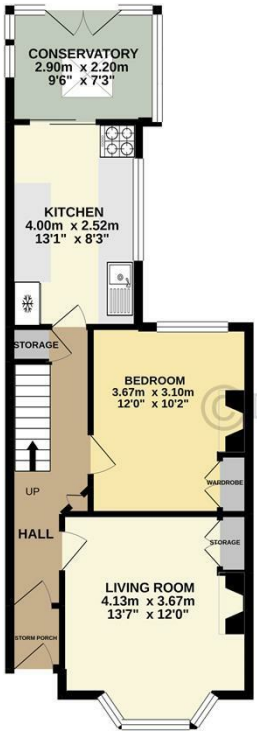

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GROUND FLOOR
49.7 sq.m. (535 sq.ft.) approx.



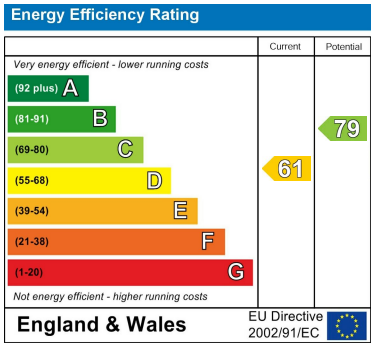

1ST FLOOR
45.7 sq.m. (492 sq.ft.) approx.

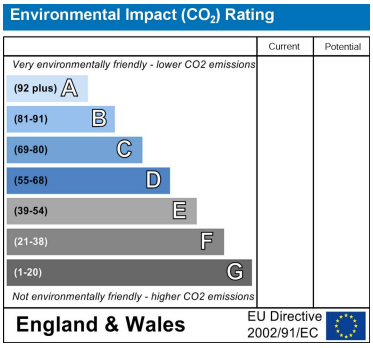



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TOTAL FLOOR AREA : 95.4 sq.m. (1027 sq.ft.) approx.

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**IMPORTANT**
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