



Beech Close

Brighton BN4 2WR

**FOSTER**  
& CO.



# Beech Close

Brighton, BN41 2WR

Offers in excess of £400,000

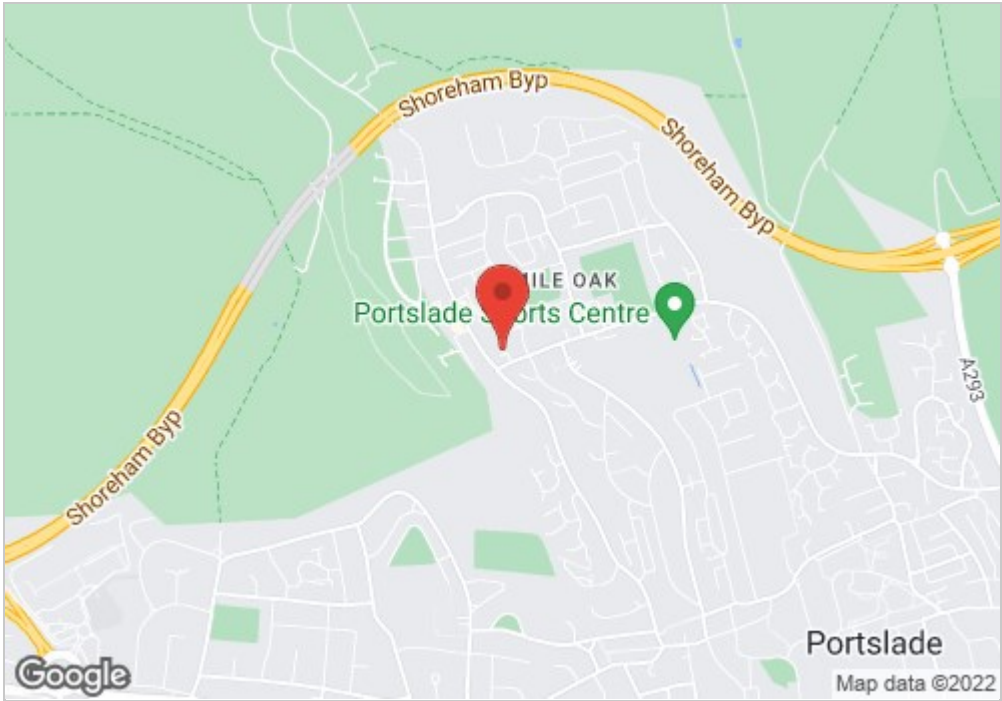
A beautifully presented 3 bedroom terraced house having been well maintained and improved throughout. It is a bright modern home with 3 bedrooms, modern kitchen/dining room, lounge, re fitted bathroom, gas central heating, UPVC double glazing, garage with parking in front.

The property is in a great location, towards the end of a cul-de-sac with local shops, schools and amenities all close by and within just a few minutes drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton.

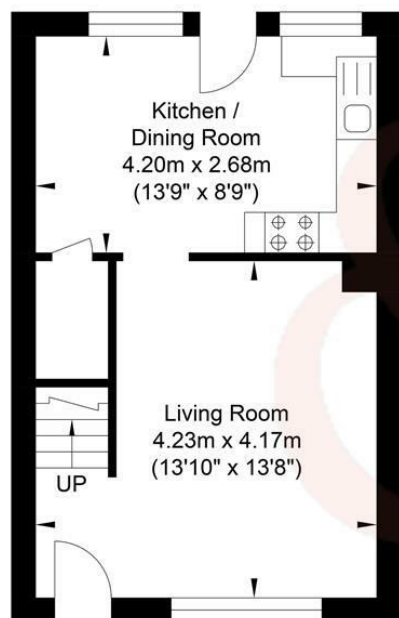
- 3 Bedrooms
- Garden
- Garage
- Living Room
- Bathroom
- Quiet Location
- Parking
- Kitchen

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

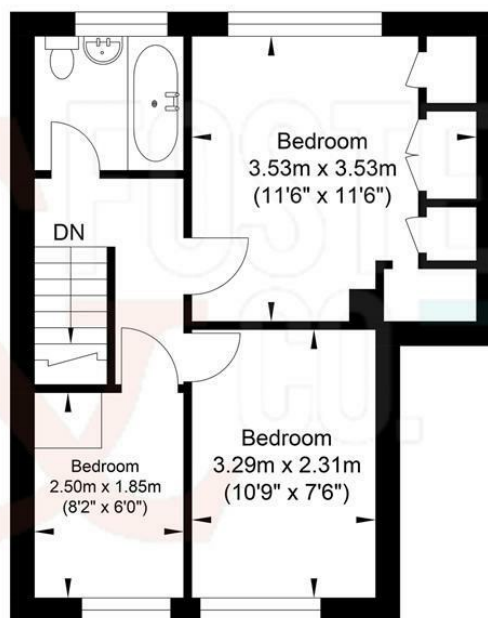
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |



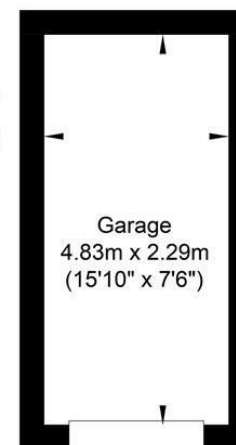
# Beech Close



Ground Floor  
Approximate Floor Area  
316.45 sq ft  
(29.40 sq m)



First Floor  
Approximate Floor Area  
363.92 sq ft  
(33.81 sq m)



Garage  
Approximate Floor Area  
119.04 sq ft  
(11.06 sq m)



Approximate Gross Internal Area = 74.27 sq m / 799.43 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



