



KNIGHT KNOXLEY



Beaconsfield Villas, Blakers Park, Brighton

Freehold £1,300,000

KNOWLEDGE & KNOWHOW

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Beaconsfield Villas, Blakers Park, Brighton

Freehold £1,300,000

A magnificent and substantial double fronted period home moments from Blakers Park. This unique family home oozes character and retains period features throughout, mixing traditional tones with a contemporary twist.

Exceptional throughout with 200ft west facing garden.

The front of the house has beautiful mosaic paving leading up to front door with mature front gardens either side. Enter the property into grand hallway with cloakroom and original stain-glass door, original wooden flooring and mahogany staircase leading to first floor. To the left off the hallway is dual aspect reception room with

French doors leading to west facing balcony over looking rear garden.

This room features period detailing throughout, ornate working fireplaces, bay sash window over looking front garden. To the right off the hallway is first bedroom with Marble fireplace and bay sash window to the front. Ground floor toilet on this level.

Exceptional period features through out the ground floor with fireplaces all currently in working order and all sash windows on this floor have been restored.

Kitchen/diner is bespoke with fitted wooden island, Bosch fitted appliances including dishwasher, two fitted ovens plenty of storage and Dalsouple French flooring. French doors leading out to second balcony area with spectacular views over Brighton.

Stairs down to raised decking with room for dining table and seating area, perfect for summer days/evening. Spacious and private west facing laid to lawn garden. Side access to the street also.

Upstairs to three expansive bedrooms with ornate original fireplaces, high ceilings, original cornicings and new blue carpet. Front facing bedrooms have bay sash windows.

Bedroom to the rear with sash window over looking the garden and fitted wardrobes. Bathroom is located to the rear with roll top bath and new Marmoleum flooring. Next door there is a fitted shower room with wash basin and spot lighting.

Recently insulated large loft space with potential to do conversion, subject to planning.

Downstairs to lower ground level with utility room to the rear.

Two further rooms on this level which could be used as additional bedrooms/office.

Lower ground could also be easily converted into self contained flat with private entrance from side access. All double glazed through out on this floor with Coir flooring.

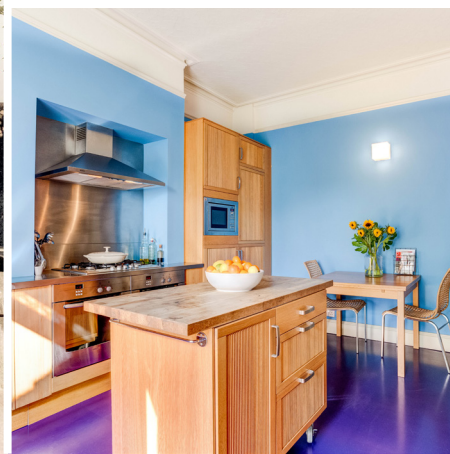
The house is located in the highly sought after Golden Triangle area moments from Blakers Park and in the catchment for numerous renowned schools with excellent Ofsted ratings. Brighton beach and the city centre are within easy walking distance.

Artist open houses run through the spring months along with summer fairs and street parties in Blakers park and surrounding streets.

Looking for an evening out?

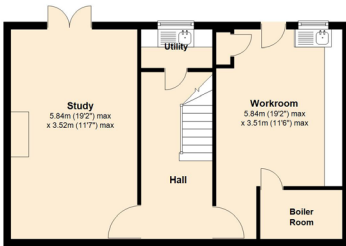
The Duke Of York's Picture house is one of the best in the UK along with great local pubs serving good food (try The Preston Park Tavern, Open House, Signalman, Park View & The Cleveland). Excellent local shops including Ginger Lily Florists, Choice Cuts butchers and Mummie's Choice cafe.

Good transport links to London from both Preston Park, London Road station and Brighton mainline stations close by.

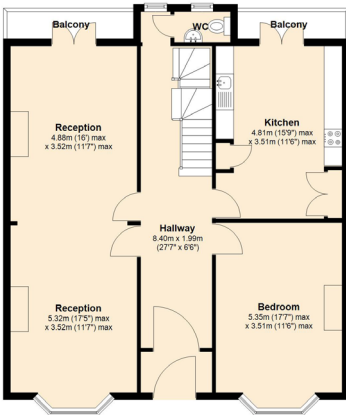




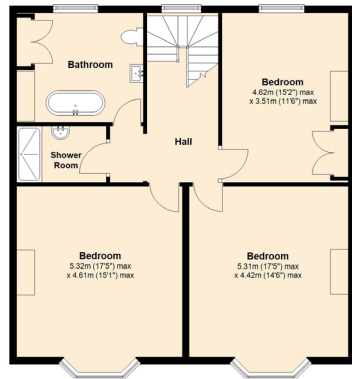
Lower Ground Floor
Approx. 53.8 sq. metres (579.2 sq. feet)



Ground Floor
Approx. 91.7 sq. metres (987.2 sq. feet)



First Floor
Approx. 89.1 sq. metres (956.9 sq. feet)



Total area: approx. 234.6 sq. metres (2525.2 sq. feet)
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