



37 Beechwood Avenue
Brighton, East Sussex BN1 8ED
Asking Price £775,000

 **DAVID & CO**

37 Beechwood Avenue, Brighton, East Sussex BN1 8ED

An opportunity to acquire this fabulous and beautifully presented 3 double bedroom detached chalet bungalow offering deceptively spacious accommodation with 1,520 sqft (148 sqm) of versatile living space. Situated in this elevated position in this sought after residential area off Surrenden Road and enjoying extensive far reaching views over Patcham and towards the South Downs.

This stunning property is filled with period features including stained glass windows and doors, beech herringbone floor and stripped wooden floorboards. The accommodation comprising: spacious entrance hall, fabulous 25'x19' lounge/dining room with feature cast iron and marble fireplace, double glazed conservatory, modern kitchen with feature circular serving hatch, utility room, 3 double bedrooms, spacious period style shower room/wc, and an additional wc. Outside there is a delightful sunny west facing rear garden with large timber decked sun terrace and area of lawn with mature flower and shrub borders. The property also futher benefits from gas fired central heating and double glazed windows. Additionally there are x8 solar panels fitted on the property, generating 3 kWp, providing almost all electric to house during day light hours, and selling the surplus back to OVO energy for around £150 a year.

Accommodation

All measurements are approximate.

Ground Floor

Spacious Entrance Hall

Approached via a wooden front door with decorative stained glass panel and with adjoining matching decorative stained glass panels. Beech floor laid in a herringbone pattern. Radiator. Large understairs cupboard. Cloaks cupboard with hanging rail and shelving. Oak staircase and panelling leading to the first floor landing.

Fabulous Lounge/Dining Room 25'1" max x 19'0" (7.65 max x 5.80)

A particularly spacious lounge/dining room enjoying a bright sunny west facing aspect and enjoying extensive views over Patcham and towards the South Downs.

Lounge Section

Attractive period style fireplace with marble surround, cast iron insert and slate hearth. Beech floor laid in a herringbone pattern. x2 Radiators. Recessed spotlights. Small recess with bookshelving. Large timber window with decorative stained glass panel. Timber door with matching decorative stained glass panel leading to the conservatory.

Dining Section

Beech floor laid in a herringbone pattern. Radiator. Space for large dining table and chairs. Feature circular serving hatch into the kitchen. Large double glazed curved bay window to rear with fitted plantation style shutters and enjoying extensive views over North Brighton and towards the South Downs.

Double Glazed Conservatory 14'2" x 7'8" (4.33 x 2.35)

Double glazed conservatory overlooking the rear garden with solid insulated roof with large rooflight window enjoying extensive views over Patcham and towards the South Downs. Tiled floor. Double glazed doors leading onto the large timber decked terrace and rear garden.

Modern Kitchen 14'4" x 11'9" (4.37 x 3.60)

Recently fitted with a range of modern units with quartz worktops and upstands, and comprising white inset bowl with brass mixer tap with a range of cupboards below. Integrated AEG dishwasher. Corner carousel unit. Space for large slot in range style cooker. Further working surfaces with cupboards and pan drawers below. Pull out larder cupboard unit and additional storage cupboard. Space for large fridge/freezer. Tiled splashbacks. Feature exposed brick wall. Decorative tiled floor with 'Fired Earth' tiles with underfloor heating. Spot lighting.

Radiator. Feature circular serving hatch into the dining room. Double glazed window to side and double glazed door to side entrance and rear garden.

Utility Room

Space and plumbing for washing machine. Space for additional appliance. Tiled floor. Radiator. Fitted wall cupboards. Wall mounted 'Ideal' gas central heating boiler. Double glazed window to side.

Bedroom 3 13'2" x 11'5" (4.02 x 3.48)

Solid Beech floor laid in a herringbone pattern. Radiator. Double glazed window to front with fitted plantation style shutters.

Spacious Shower Room/WC 10'10" x 8'10" (3.31 x 2.70)

A particularly spacious shower room with part tiled walls and with large walk-in glass shower enclosure with large 'rain fall' shower head and with additional hand shower attachment. Period style wc with high level cistern. Wall mounted period style wash hand basin with brass tap and with towel rail below. Modern style radiator and additional heated towel rail. Decorative tiled floor with 'Fired Earth' tiles. Spot lighting. Double glazed window to front with fitted plantation style shutters.

First Floor

Landing

Stripped wooden floorboards. Hatch to loft space. Double glazed window to side with fitted plantation style shutters.

Bedroom 1 16'0" x 13'0" (4.88 x 3.97)

A spacious double bedroom with built in wardrobe cupboards along the length of one wall providing hanging and storage space. Stripped wooden floorboards. Radiator. Large double glazed window to rear with fitted plantation style shutters and enjoying extensive views over Patcham and towards the South Downs.

Bedroom 2 15'8" x 12'0" (4.80 x 3.67)

Stripped wooden floorboards. Radiator. Double glazed window to front with fitted plantation style shutters.

Separate WC

Low level wc with concealed cistern. Wash hand basin with mono tap and with tiled splashbacks. Chrome heated towel rail. Oak flooring. Double glazed window to side.

Outside

Front Garden

Arranged with low maintenance in mind with large mature palm trees providing a good degree of privacy from the road. Timber sleeper steps leading to the front door. Secure gated side entrance leading to the rear garden.

Rear Garden

The fabulous rear garden offering extensive views over Patcham and towards the South Downs with a large timber decked sun terrace with space for table and chairs enjoying a bright sunny west facing aspect and providing an ideal al-fresco dining and entertaining area with lighting and built in seating/balustrade. Steps lead down to a good size area of lawn with with large flower and shrub borders with many varieties of trees and shrubs. Additional raised beds and flower borders. Gated side entrance.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Freehold.

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drive, Brighton, BN1 6FJ.

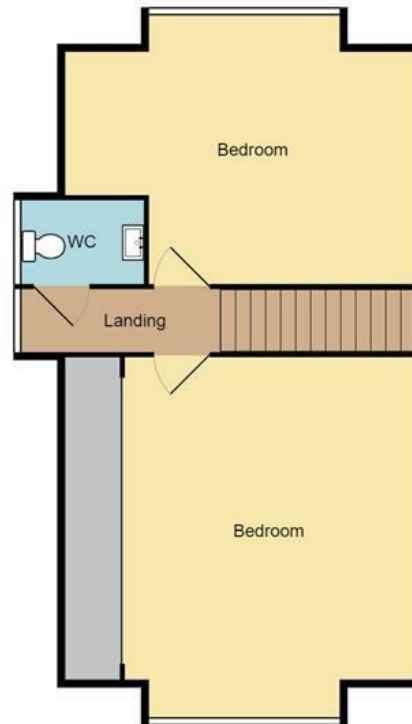
Solar Panels Fitted

The property has x8 solar panels fitted around 12 months ago, generating 3 kWp, providing almost all electric to the house during day light hours, selling surplus back to OVO energy for around £150 a year. Low / No maintenance, life span over 15 years, they were fitted as part of a Solar Power Together Sussex scheme led by Brighton & Hove City Council. Simple task to change ownership to whoever buys the house.





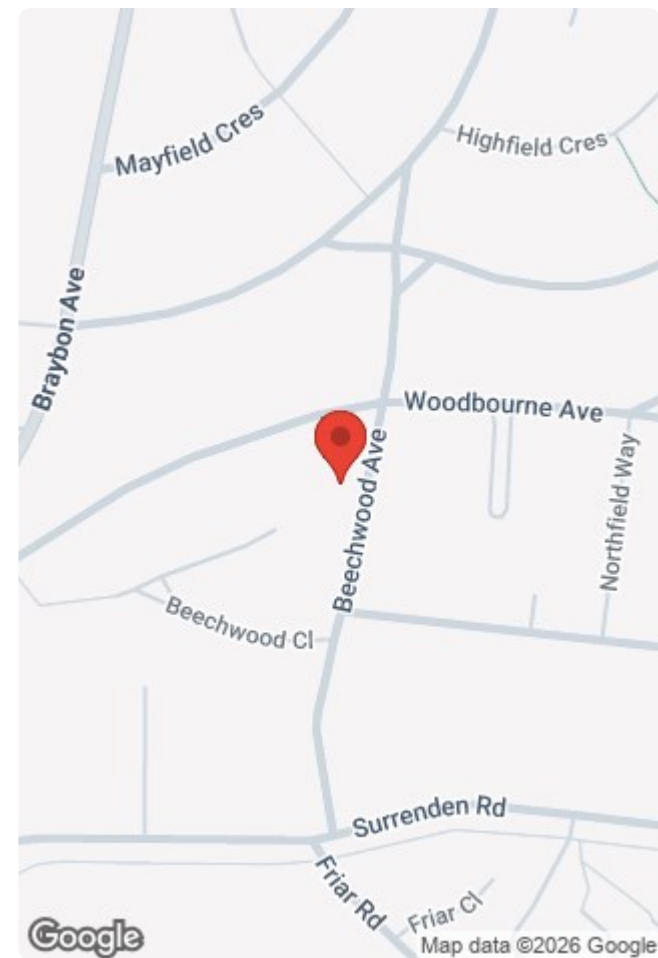
Ground Floor
Area: 96.0 m² ... 1033 ft²



First Floor
Area: 45.2 m² ... 486 ft²

Total Area: 141.2 m² ... 1520 ft²

All measurements are approximate and for display purposes only.



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

