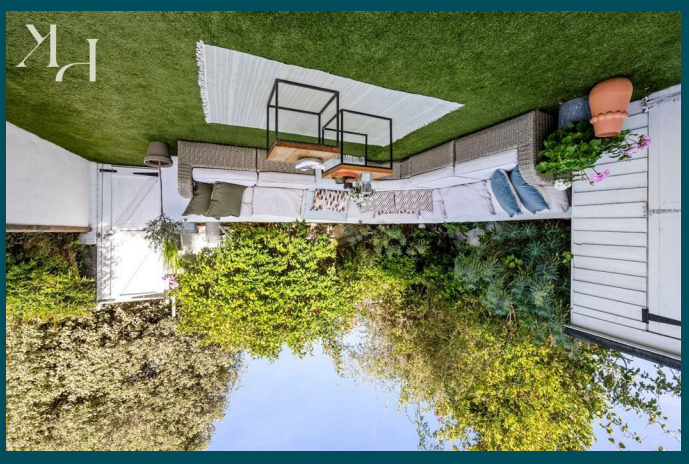















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# 72 Beaconsfield Villas

## Brighton, BN1 6HE

## *Guide price £1,000,000*





An elegant and beautifully presented five-bedroom Victorian home arranged over three spacious floors, situated within Brighton's highly regarded 'Golden Triangle', close to Preston Park and the vibrant amenities of Fiveways.

Approached via a traditional pathway with a beautifully planted front garden, this impressive period home immediately creates a wonderful sense of character and charm.

Upon entering, the generous hallway leads through to the principal reception room at the front of the property. This elegant room features a stunning picture bay window with attractive period detailing, complemented by a feature fireplace which provides a striking focal point.

Continuing along the hallway is the dining room, which benefits from an impressive floor-to-ceiling window, allowing an abundance of natural light to fill the room, together with a further feature fireplace.

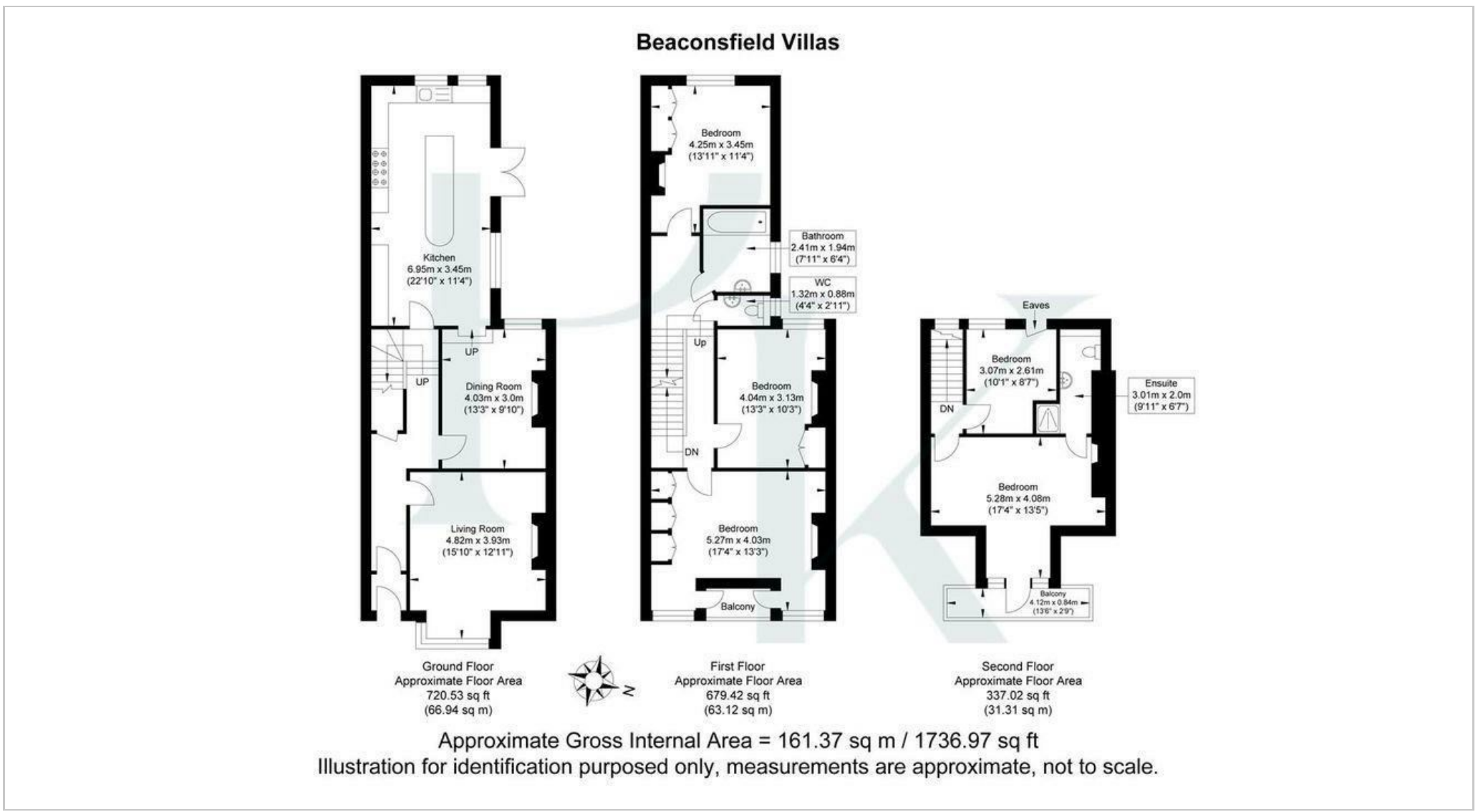
The superb dual-aspect kitchen/diner is accessible from both the hallway and dining room. Measuring approximately 22'6 x 11'3, it provides an ideal setting for both everyday family life and entertaining. The central island creates a wonderfully sociable space to gather with friends and family, whether enjoying a morning coffee, light lunch or evening drink.

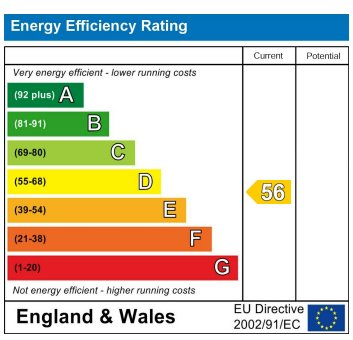
The first-floor landing leads to three generously proportioned bedrooms. The principal bedroom, positioned at the front of the property, is a particular highlight, enjoying an abundance of natural light, large fitted wardrobes and a private balcony. Completing this floor is the beautifully appointed family bathroom and separate WC.

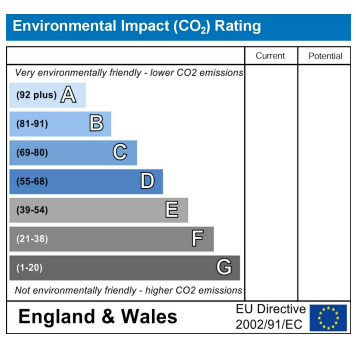
The top floor provides two further bedrooms, with the impressive front bedroom benefiting from a luxurious en-suite shower room and private west-facing balcony — the perfect spot to unwind and enjoy the evening sun.

Outside, the private raised rear garden enjoys an excellent aspect, capturing plenty of sunshine throughout the day. With artificial lawn and mature planting, the garden provides a peaceful and attractive outdoor space, perfect for relaxing, entertaining and enjoying time with family and friends.

Beaconsfield Villas is ideally positioned within Brighton's highly sought-after Golden Triangle, close to the vibrant Fiveways area with its excellent selection of independent cafés, artisan bakeries, restaurants, gastro pubs and local shops. Both Preston Park and Blakers Park are within easy reach, providing wonderful green spaces and recreational facilities, while the area is also renowned for its selection of highly regarded local schools. The property is particularly well placed for commuters, with London Road, Preston Park and Brighton mainline stations all nearby, alongside numerous local bus services. Brighton city centre, the North Laine and seafront are also easily accessible, making this an excellent location for families and professionals seeking a well-connected home with a fantastic range of amenities, schools and leisure facilities close by.




Pearson Keehan