



141 Ditchling Road, Brighton, BN1 4SE

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Garden Floor: With separate entrance * Superb 27ft Kitchen/Family Room with Bi Fold doors to the garden * Utility/Cloakroom

Ground Floor: Spacious Entrance Hall * Living Room with period ceiling moldings and working fireplace * Bedroom 5 / Home Office.

First Floor: Two Bedrooms * Family Bathroom

Top Floor: Two Bedrooms * Shower Room

Outside: The sunny 80ft south / west rear garden with side access and patio area leading to lawn area with flower and shrub borders, outside tap.

There is also off-road space for two vehicles to the front of the property

GAS CENTRAL HEATING & DOUBLE GLAZING

This exceptional family home has been subject to a program of refurbishment in recent years and has been extended to now provide a very comfortable family home. The spacious and versatile accommodation is arranged over four floors and is offered in excellent decorative order. It further enjoys a sunny east/west aspect and from the rear the property offers lovely views over the surrounding area. There are many period features and still retains the charm and character associated with property of this period.



Situated in this highly favoured residential area close to local shopping facilities and within a short stroll of the popular Fiveways community with its local independent shopping including, grocers, bakers, CoOp, cafes and bars. There are numerous local schools nearby catering for all ages. Blakers Park and the beautiful 65 acre Preston Park are close to hand with their recreational facilities. Both London Road and Brighton mainline stations are within walking distance. Local bus services are available in Ditchling Road providing easy access to Brighton town centre, seafront and surrounding area..

Local Information

Downs Infant & Junior 0.3 miles
 Hertford Infants 0.8 miles
 Dorothy Stringer High School 1.2 miles
 Varndean Schools Complex 1.0 miles

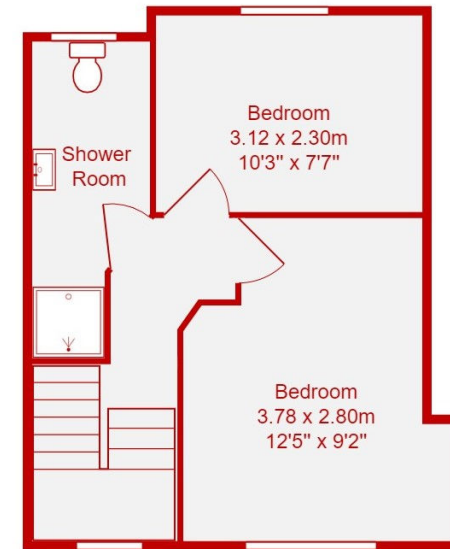
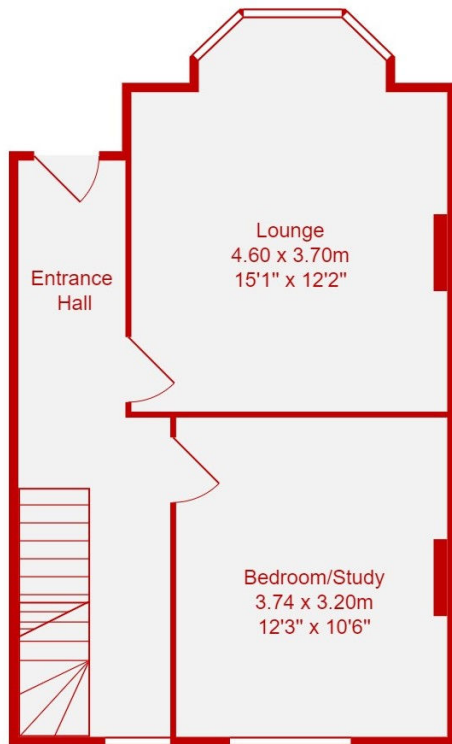
Preston Park Station 0.7 miles
 London Road Station 0.2 miles
 Brighton Mainline 0.8 miles

Brighton Seafront 1.2 miles
 Brighton Shopping Centre 1.4 miles

All distances approximate

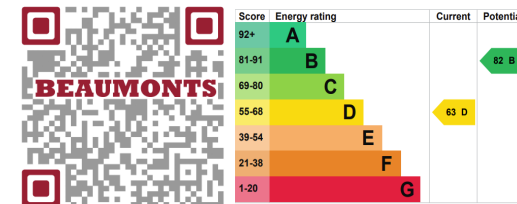
Council Tax Band D
 Tenure Freehold
 Parking Zone J
 EPC rating D





Total Area: 146.0 m² ... 1571 ft²

All measurements are approximate and for display purposes only.



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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT

01273 550881

www.beaumontsresidential.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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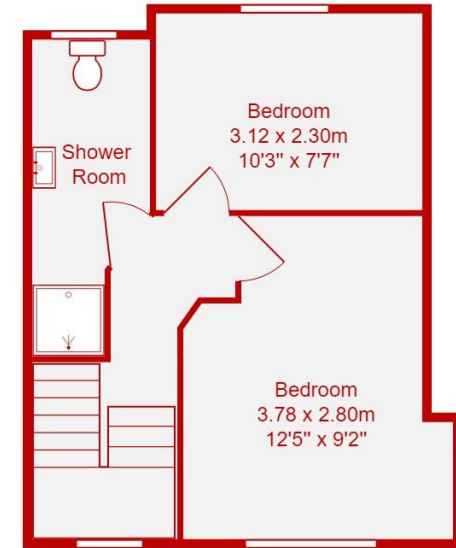
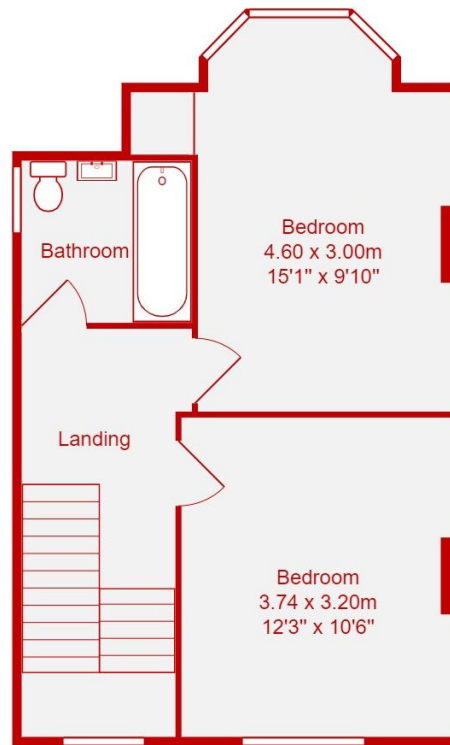
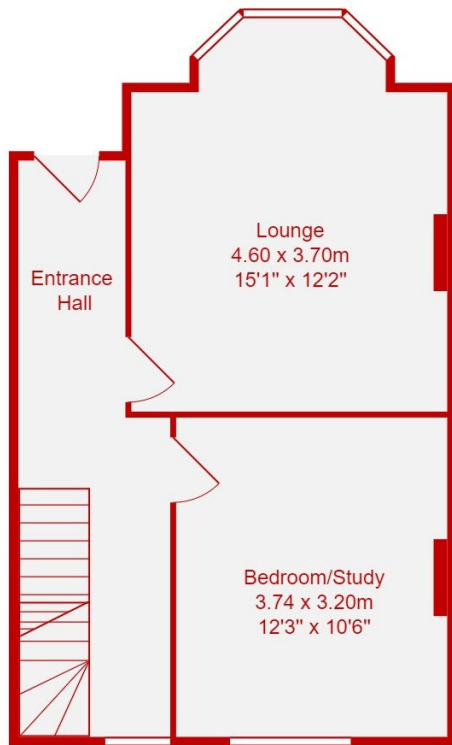
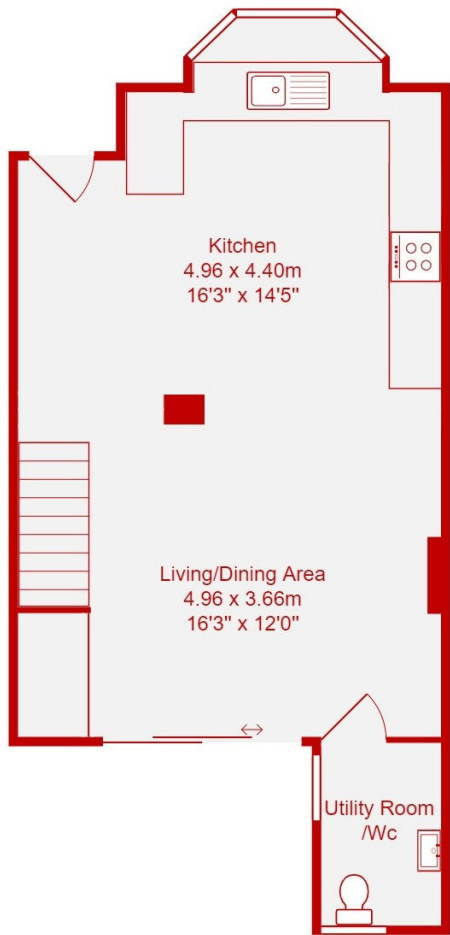
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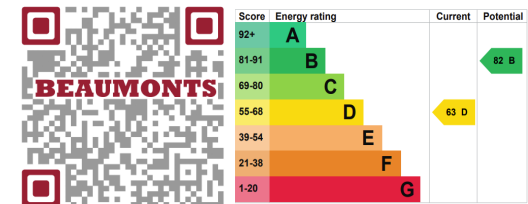
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