



B
BEAUMONTS
FOR SALE
01273 550881

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22 Ditchling Road, Brighton, BN1 4SF

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

First Floor: Two Bedrooms * Spacious Bathroom. **Ground Floor:** Through Living Room * Breakfast Room * Kitchen. **Lower Ground Floor:** Two cellar rooms. **Outside:** Small Gated front garden, walled rear garden.

Gas Fired Central Heating * Double Glazing

Situated in this popular residential area approximately 1 miles from Brighton City Centre and the seafront with its comprehensive recreational facilities, bathing beaches and shopping Centre. There is excellent local shopping close by at the Open Market & Brighton Lanes. The beautiful 65-acre Preston Park with its tennis courts, bowling greens and cycle track is are within walking distance as is Brighton railway station.

Council Tax Band C

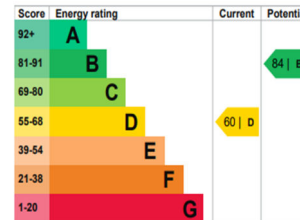
Parking Zone Y



Basement
Area: 19.0 m² ... 204 ft²

First Floor
Area: 43.0 m² ... 463 ft²

Ground Floor
Area: 48.0 m² ... 517 ft²
Total Area: 110.0 m² ... 1184 ft²



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

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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.