

6 Ashford Road, Fiveways, Brighton, BN1 6LJ

Spencer
& Leigh



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Brighton, BN1 6LJ

Guide Price £700,000 - £725,000 Freehold

- Modernised & extended period home
- Three good size bedrooms over two floors
- Principle bedroom with ensuite shower room
- Period features with a modern twist
- Cosy living room full of character
- Amazing kitchen/dining room
- Southerly facing lawned garden
- Sumptuous family bathroom with shower
- Finished to a high specification
- Exclusive to Spencer & Leigh

GUIDE PRICE £700,000 - £725,000

Welcome to this charming property located on Ashford Road in the sought-after area of Fiveways, Brighton. This delightful house boasts 2 reception rooms, 3 bedrooms, and 2 bathrooms, making it an ideal family home.

As you step inside, you'll be greeted by the perfect blend of period charm with a modern twist. The property has been tastefully extended and modernised to a high specification, offering a comfortable and stylish living space.

One of the highlights of this property is the amazing kitchen/dining room, where you can envision hosting family gatherings and entertaining friends. The southerly facing rear garden is a tranquil oasis, perfect for enjoying a cup of tea on a sunny afternoon or for children to play in.

Located in a desirable neighbourhood, this property is surrounded by good local schools and shops, making it convenient for families with children or those who enjoy the ease of amenities close by.

Don't miss the opportunity to make this house your home and enjoy the best of both worlds - a characterful period property with all the modern comforts you could wish for. Contact us today to arrange a viewing and start envisioning your life in this wonderful property.



This particular property boasts an enviable location being only a stones throw away from Fiveways and Preston Park sought after schools which cater for all ages. If this wasn't enough, Preston Park mainline railway station is only half a mile away. An array of local shops, bars and restaurants are a short walk away at nearby Fiveways.



Entrance
 Entrance Hallway
 Lounge
 11' x 10'5"
 Dining Room
 12'8 x 8'4"
 Kitchen
 13'8 x 12'
 G/f Cloakroom/WC
 Stairs rising to First Floor

Bedroom
 10'7 x 8'6"
 Bedroom
 10'11 x 8'4"

Family Bath/Shower Room
 Stairs rising to Second Floor

Bedroom
 16'4 x 9'5"

En-suite Shower/WC

OUTSIDE

Rear Garden

Outbuilding
 9'7 x 7'1"

Property Information

Council Tax Band D: £2,338.06 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Restricted on street parking - Zone F

Broadband: Standard 13Mbps, Superfast 89Mbps & Ultrafast 1000Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.


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w: www.spencerandleigh.co.uk



Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(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 	

Spencer & Leigh

Ashford Road



Approximate Gross Internal Area = 99.01 sq m / 1065.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.