



284 Ditchling Road, Brighton, BN1 6JF

Price £780,000 Freehold

Spacious 4 BEDROOM PERIOD FAMILY HOME situated in SOUGHT-AFTER FIVEWAYS & boasting a WEALTH OF PERIOD FEATURES. Other features & accommodation include DUAL ASPECT LOUNGE/DINING ROOM, breakfast room, MODERN FITTED KITCHEN, GROUND FLOOR CLOAKROOM, EN SUITE to master bedroom, REFITTED FAMILY BATHROOM/WC & an ATTRACTIVE REAR GARDEN. Viewings are highly recommended. Energy Rating: D68
Exclusive to Maslen Estate Agents

Hardwood effect double glazed front door leading to:

Entrance Vestibule

Dado rail, coved ceiling, door to:

Hallway

Central heating radiator, dado rail, coved ceiling, ornate ceiling mouldings, wall mounted heating thermostat, understairs storage cupboard, stairs rising to first floor, door to:

Cloakroom

Low level close coupled push button WC, vanity unit with inset wash hand basin with 2 mixer taps, fully tiled walls & floor, ceiling spotlights.

Open Plan Lounge/Dining Room

A spacious dual aspect room with 2 central heating radiators, fireplace with coal effect electric fire, wooden surround & mantle, dado rail, picture rail, coved ceiling, 2 ornate ceiling roses, westerly facing uPVC double glazed bay window with fitted plantation style shutters to front, uPVC double glazed patio doors with fitted plantation style shutters to rear & leading to garden.

Breakfast Room

Central heating radiator, coved ceiling, serving hatch to kitchen, uPVC double glazed window to side.

Kitchen

Modern fitted kitchen comprising a range of wall, base & drawer units with laminated work surfaces over, inset stainless steel 1 & a half bowl sink unit with mixer tap, inset 4 burner 'Stoves' gas hob with cooker hood over, fitted eye level 'Stoves' gas oven & grill, space & plumbing for washing machine, space for upright fridge/freezer, space for further appliances, integrated fridge, fully tiled walls & floor, coved ceiling, ceiling spotlights, uPVC double glazed window to side, uPVC double glazed door to rear leading to rear garden.

Split Level First Floor Landing

Dado rail, coved ceiling, ornate ceiling mouldings, 2 ornate ceiling roses, built in shelved storage cupboard, hatch to loft space, door to:

Bedroom

Central heating radiator, picture rail, coved ceiling, ornate ceiling rose, 2 double wardrobes built into chimney recess, large westerly facing uPVC double glazed bay window with fitted plantation style shutters to front, door to:

En-Suite Shower Room

Comprising fitted shower cubicle with thermostatically controlled shower unit & sliding door, wall mounted wash hand basin with mixer tap, low level push button WC with concealed cistern, ladder style heated towel rail, part tiled walls, tiled flooring, ceiling spotlights, uPVC double glazed window with frosted glass to front.

Bedroom

Central heating radiator, coved ceiling, ornate ceiling rose, double wardrobe built into chimney recess, uPVC double glazed window to rear overlooking rear garden.

Bedroom

Central heating radiator, coved ceiling, ornate ceiling rose, uPVC double glazed bay window to rear overlooking rear garden.

Bedroom

Central heating radiator, coved ceiling, ornate ceiling rose, cupboard housing gas boiler, uPVC double glazed window to side.

Family Bathroom/WC

White suite comprising panelled bath with thermostatically controlled shower, vanity unit with inset wash hand basin, low level push button WC with concealed cistern, fully tiled walls & flooring, central heating radiator, coved ceiling, uPVC double glazed window with frosted glass to side.

Outside

Front Garden

Paved & lawned wall enclosed front garden with flower & shrub borders.

Rear Garden

Attractive paved & lawned rear garden with flower & shrub borders. Being predominantly enclosed by timber fencing, external tap & power point, storage shed, gate providing rear access.

Total approx floor area

1,389 sq.ft. (129.0 sq.m.)

Council Tax Band E

Parking Zone J

V 2

WHAT THE OWNER SAYS:

"This home as been my home for the last 40 years, I have brought up my 3 children and seen my 4 grandsons come and go from this amazing house. Fiveways area has changed over the period of time, but I would say for the better. The variety of shops, eateries, coffee shops, hairdressers that you have is so wide. You never need to go elsewhere!"

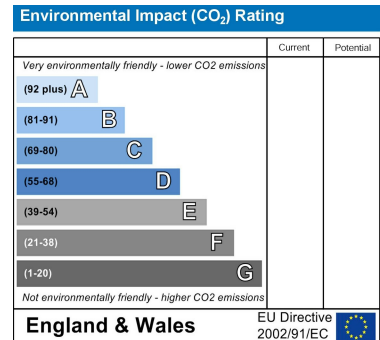
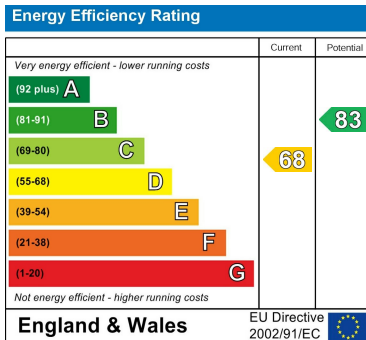
"This house has outgrown me so it's time for me to move on and let another family have the memories that I've made here. I wish I could pick up this house and move it with me. This amazing house is within walking distance of schools, parks, town centre and seafront. You cannot want for anything else."

"I will be sad to leave this area and the house but I have to move on. I hope that the new homeowners will be very happy."





TOTAL FLOOR AREA: 1588 sq.ft. (129.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended and no guarantee is given for their condition or inclusion or on the plan.
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IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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