

197 Ditchling Road

Brighton, BN1 6JB

Guide price £800,000

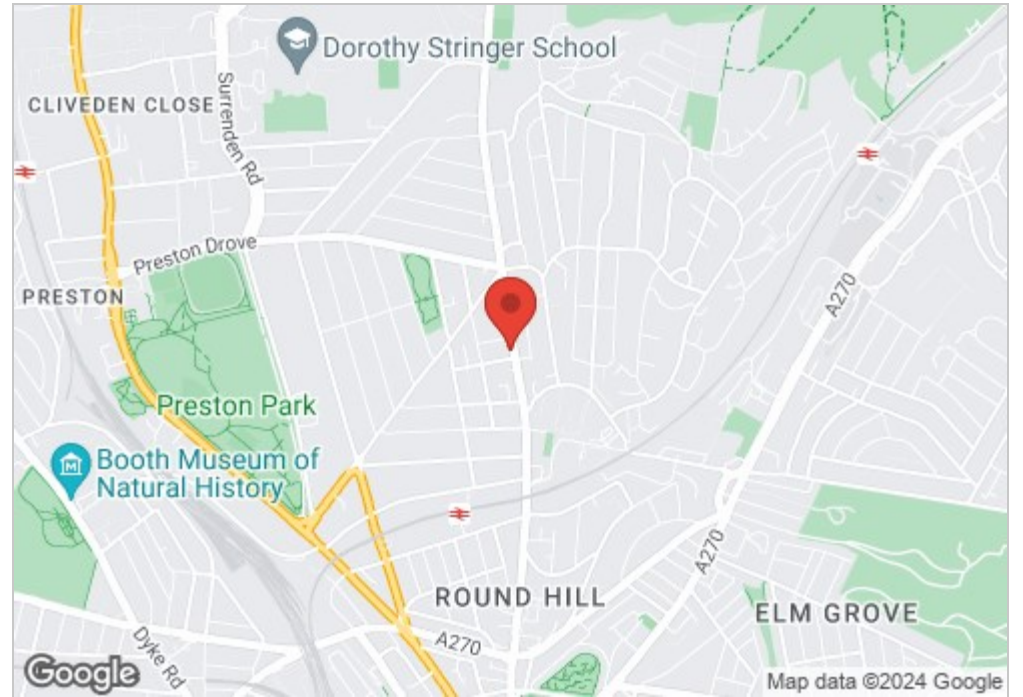
Guide Price £800,000 - £850,000

A substantial and most attractive 4 bedroom period residence of considerable character, together with a pleasant, sunny west facing rear garden, situated in a very popular location close to all amenities including London Road station.

This imposing Victorian home is ideally located close to extensive local amenities at Five Ways, excellent local schools and London Road railway station, making it a great choice for family living and convenience. The property is offered for sale in excellent decorative condition and provides lovely light and generously proportioned living space arranged over three floors, making this a comfortable and versatile family home. Combining original character and period detail, with the comforts of modern living, features include a lovely living room at the front with high ceilings and decorative cornicing, separate dining room and a well fitted kitchen/dining room leading into a utility room. There are 4 bedrooms spanning the first and second floors and worthy of particular mention are the fine elevated far reaching views at the rear and a sunny west facing rear garden. An early viewing is very highly recommended by the owners Sole Agents

- Guide Price £800,000 - £850,000
- Considerable charm and character
- Three floors of accommodation
- Well fitted kitchen/dining room
- Attractive & substantial period residence
- Convenient for all amenities
- Light and generously proportioned living space
- Beautifully presented and appointed
- Sunny west facing garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	77
England & Wales	EU Directive 2002/91/EC	



DITCHLING ROAD

Approximate Gross Internal Area = 145.60 sq m / 1567.22 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

