



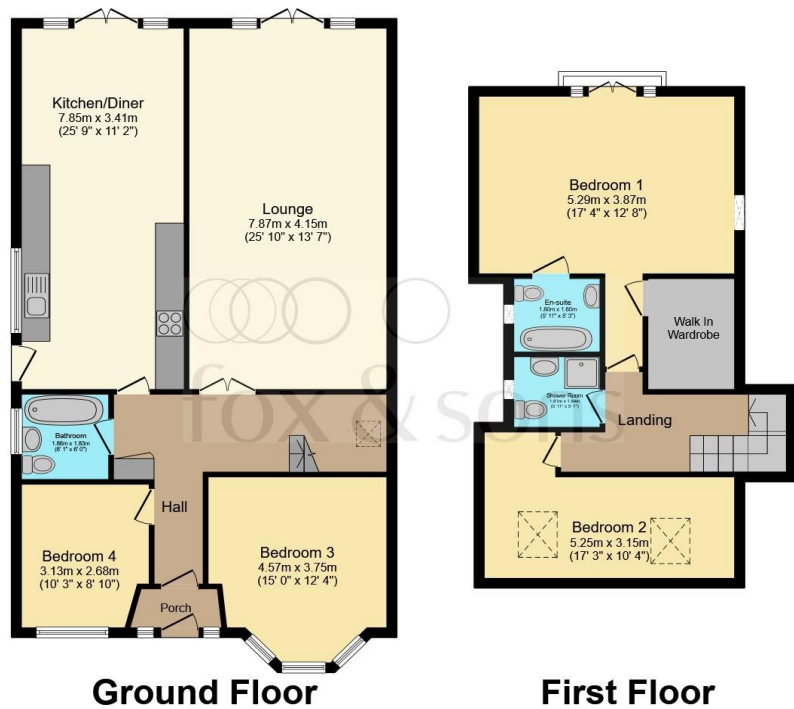
Ladies Mile Road, Brighton, BN1 8TE

welcome to

Ladies Mile Road, Brighton

This is a deceptively spacious detached four bedroom property set on a large plot with a good size southerly rear garden and private driveway with ample parking for several vehicles. The property comprises: Large living room, kitchen/dining room, two bathrooms & a shower room. Viewing Essential





Total floor area 157.3 m² (1,694 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Location

Ladies Mile Road is located in a sought after position with an array of local amenities on your doorstep. Patcham is considered to be a popular village location, nestled on the edge of The South Downs with numerous bridleways for cycling, and being ideal for nature lovers, dog-walkers and families with nearby nature reserve (known for Scots pine) parks and schools for all ages. Excellent commuter links on to the A23 & A27 road network, with access to Preston Park train station within 1.6 miles away.

This location lies between local shopping amenities on Ladies Mile Road, which includes family run restaurant La Tana, with Carden Avenue providing further shops including a Sainsbury's Local, Asda supermarket, Marks & Spencer Food Hall, Argos, Matalan, Dunelm and Pets at Home. Bus services available nearby, provide access to Brighton city centre, Brighton's famous seafront and surrounding areas. You will also find County Oak Medical centre & Hollingbury Golf Course on the doorstep.

Key Information

Schools

Primary: Carden Nursery & Primary School - 0.3 miles, Patcham Junior School - 0.4 miles, Patcham Infant School - 0.6 miles, Coldean Primary School - 0.9 miles, Balfour Primary School - 1.2 miles, Westdene Primary School - 1.2 miles, Hertford Junior School - 1.3 miles, Hertford Infant & Nursery School - 1.4 miles, Downs Junior School - 1.8 miles, Downs Infant School - 1.9 miles.

Secondary: Patcham High School - 0.5 miles, Varndean School - 1.1 miles, Dorothy Stringer School - 1.2 miles, Varndean College - 1.3 miles, Downs View Link College - 1.3 miles, Cardinal Newman Catholic School - 2.2 miles, BHASVIC College - 3.2 miles.

Train Stations

Preston Park Station - 1.6 miles
 London Road Station - 1.9 miles
 Brighton Mainline Station - 3.3 miles

Amenities

Wilmington Parade Shops - 0.3 miles
 Woodbourne Avenue Shops - 0.4 miles
 Sainsbury's Local (Carden Avenue) - 0.4 miles
 Ladies Mile Road Shopping Parade - 0.5 miles
 Asda Superstore (Hollingbury) - 0.9 miles
 Patcham Village - 1.2 miles
 Fiveways Shopping Parade - 2.2 miles

Main Roads

A23/A27 Road Network - Within a 5 minutes' drive away.

welcome to

Ladies Mile Road, Brighton

- Detached spacious four bedroom house on a large plot with a southerly rear garden
- Large lounge opening to the rear garden
- Kitchen/dining room
- Four bedrooms - master bedroom having an en-suite bathroom & walk in wardrobe
- Family bathroom & shower room
- Southerly rear garden
- Private gravel driveway with ample parking for several cars, caravan or boat.
- Sought after location

Tenure: Freehold EPC Rating: C

£775,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PRP106330 - 0002

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