



**Ladies Mile Road, Brighton, BN1 8TE**



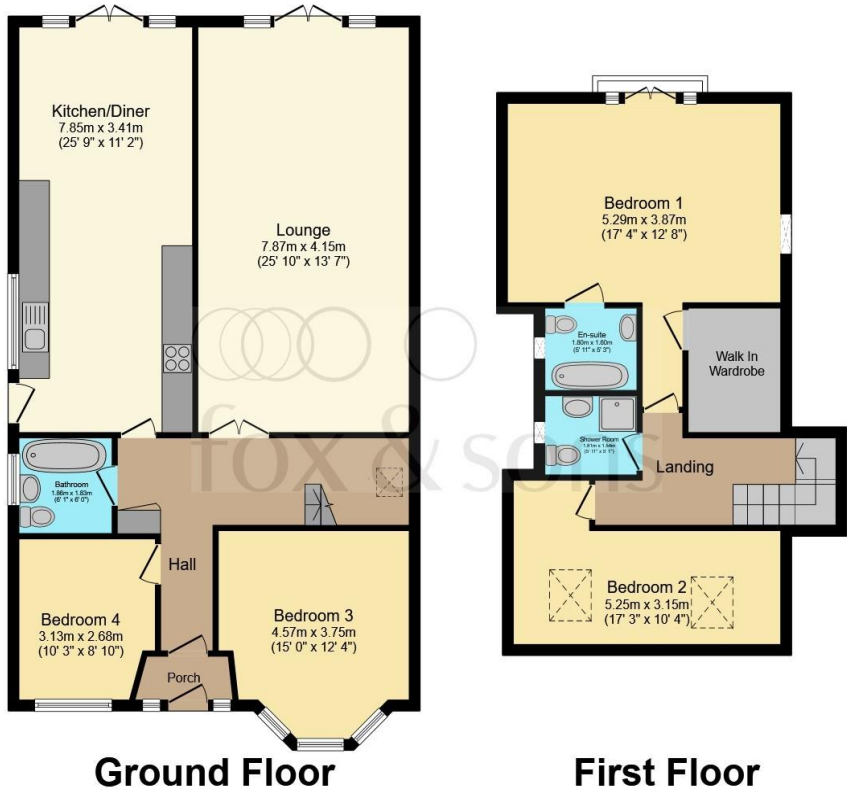
**welcome to**

## **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



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, four bedrooms, the master bedroom having an en-suite bathroom and walk-in wardrobe, family bathroom & shower room. Situated in this sought after location within reach of local shops in Patcham Village, local schools, downland walks, easy access to the A23/A27 for London and Gatwick and bus services to the city centre and seafront. Viewing Essential



Total floor area 157.3 m<sup>2</sup> (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](http://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 HOME
- 4 BEDROOMS
- SOUTHERLY REAR GARDEN
- LARGE LOUNGE
- 3 BATHROOMS
- SPACIOUS KITCHEN DINING ROOM
- OFF ROAD PARKING TO FRONT FOR SEVERAL CARS
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

offers in excess of  
**£750,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PRP106675](https://fox-and-sons.co.uk/Property/PRP106675)



Property Ref:  
PRP106675 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



fox & sons



**01273 508761**



[PrestonPark@fox-and-sons.co.uk](mailto:PrestonPark@fox-and-sons.co.uk)



205 Preston Road, BRIGHTON, East Sussex,  
BN1 6SA



**fox-and-sons.co.uk**