



Ladies Mile Road, Brighton, BN1 8TE

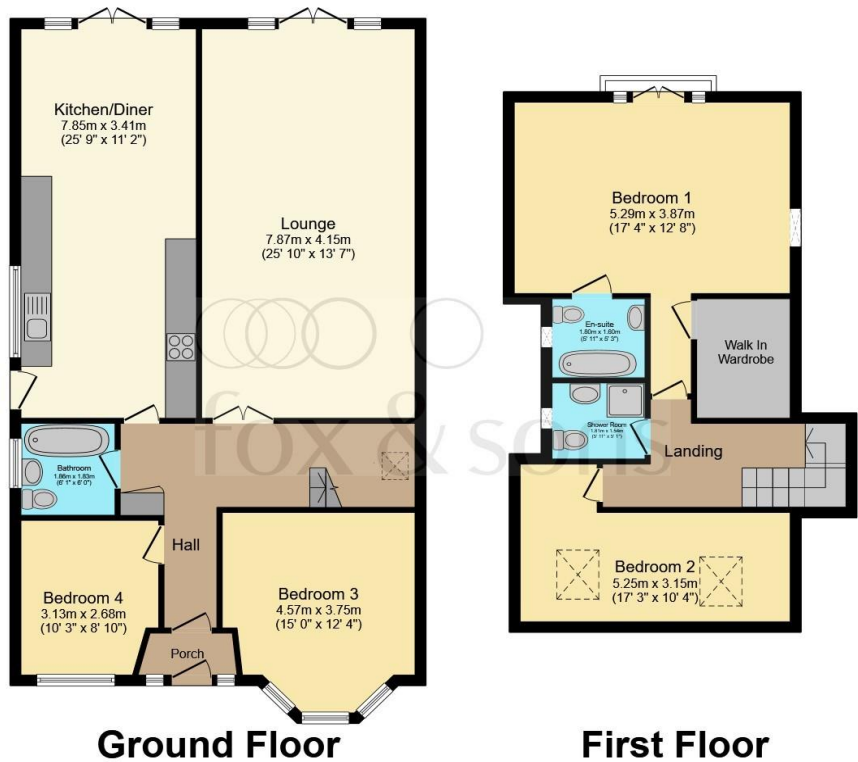
welcome to

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



Step into your dream family home! This spacious detached property boasts four generous bedrooms, a large lounge perfect for relaxation, and a modern kitchen diner for family gatherings. Enjoy the convenience of ample parking, three bathrooms, and a sprawling southerly rear garden ideal for outdoor entertaining. Situated close to local schools, this home offers the perfect blend of comfort and convenience for the growing family. Don't miss out – schedule your viewing today!



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 or 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



Property Ref:
PRP106675 - 0005

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01273 508761



PrestonPark@fox-and-sons.co.uk



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



fox-and-sons.co.uk