



Ditchling Road, Brighton, BN1 6JA

welcome to Ditchling Road

A unique double fronted Victorian family house which retains many original period features throughout and situated on the West side of Ditchling Road close to the junction of Florence Road. The house is ideally placed for local amenities which can be found at the Fiveways including a post office, bank, pharmacy, a great bakers and a selection of cafes, delis and bars which should cater for most needs.

Ideally located for access in and out of the city along the A23/A27 and OFSTED rated schools for all age groups, including Downs Infant and Juniors, Varndean, Dorothy Stringer, Balfour, Hertford and Varndean College. Hollingbury golf course is within half a mile. London Road station is within 0.2 miles and Brighton mainline station is with 0.7 miles distance.

The property is also within a 1 mile of the 67 acre Preston Park, playing host to international events such as Brighton Pride and with an array of recreational facilities including tennis courts, bowling greens, cycle velodrome, and much much more.

Viewings come highly recommended to appreciate this fantastic property and sought after location.





Ground Floor

First Floor

Total floor area 120.8 sq. m. (1,300 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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Entrance Vestibule

Entrance Hall

Living Room

23' 5" max x 9' 1" (7.14m max x 2.77m)

Sun Room

8' 10" x 7' 7" (2.69m x 2.31m)

Dining Room

15' max into bay x 10' 2" max into chimney breast
(4.57m max into bay x 3.10m max into chimney breast)

Kitchen

10' 5" x 7' 11" (3.17m x 2.41m)

Utility Room

9' 8" x 5' 8" (2.95m x 1.73m)

First Floor Half Landing

Family Bathroom

9' 6" x 5' 11" (2.90m x 1.80m)

First Floor Landing

Master Bedroom

14' 2" into bay x 14' 5" max into recess (4.32m into bay x 4.39m max into recess)

Bedroom Two

15' max into bay x 11' max (4.57m max into bay x 3.35m max)

Bedroom Three

10' 5" x 9' 2" max into chimney breast (3.17m x 2.79m max into chimney breast)

Bedroom Four

10' 4" x 9' 3" max (3.15m x 2.82m max)

West Facing Rear Garden

welcome to Ditchling Road

- DOUBLE FRONTED VICTORIAN HOUSE
- FOUR GOOD SIZE BEDROOMS
- WESTERLY FACING REAR GARDEN WITH SIDE ACCESS
- RARELY AVAILABLE
- TWO RECEPTION ROOMS
- PERIOD FEATURES THROUGHOUT
- UTILITY ROOM, SUN ROOM & CLOAKROOM
- POTENTIAL TO IMPROVE/EXTEND SUBJECT TO PLANNING

Tenure: Freehold EPC Rating: Awaited

£650,000



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postcode not the actual property

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