



Guide Price
£1,000,000
Freehold

5x  3x  2x 

Ashford Road, Brighton, East Sussex, BN1

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Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge : 14'1 into bay x 12'0 (4.30m x 3.66m)

Dining Area: 10'8 x 9'7 (3.25m x 2.92m)

Kitchen/Breakfast Area: 22'11 x 9'11 (6.99m x 3.02m)

Separate toilet

FIRST FLOOR

Landing

Bedroom 1: 14'1 x 9'10 (4.30m x 3.00m)

En Suite Shower Room

Bedroom 2: 17'9 x 10'2 (5.41m x 3.10m)

Bathroom

Bedroom 3: 10'9 x 9'8 (3.28m x 2.95m)

SECOND FLOOR

Landing

Bedroom 4: 16'8 x 15'3 (5.08m x 4.65m)

Shower Room

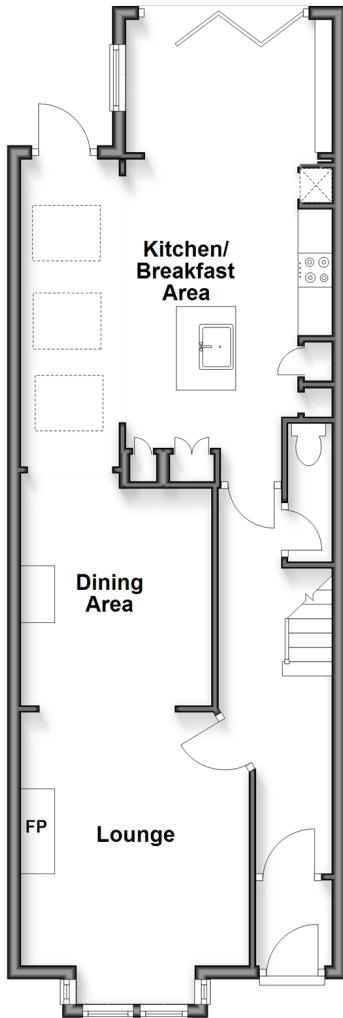
Bedroom 5: 14'0 x 10'2 (4.27m x 3.10m)

OUTSIDE

Front & Rear Garden

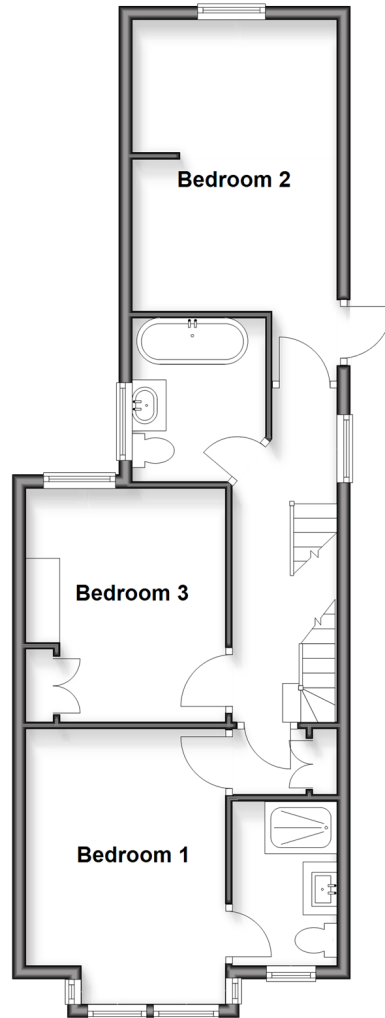
Ground Floor

Approx. 61.7 sq. metres (663.7 sq. feet)



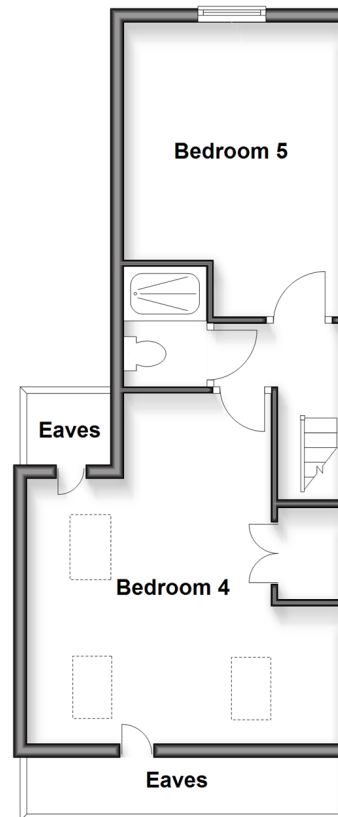
First Floor

Approx. 54.2 sq. metres (583.7 sq. feet)



Second Floor

Approx. 39.1 sq. metres (421.4 sq. feet)





Main features

- Beautiful house located in the heart of Fiveways
- Extended stylish kitchen
- Period features with modern charm throughout
- Good size sunny rear garden with side return
- Desirable location close to local schools for all age groups, Preston Park and Preston Park station
- Walking distance to popular cafes and individual shops



Nearest Schools

Primary Schools: Balfour Junior School 0.5 miles, Downs Junior School 0.6 miles, St Bernadette's Catholic Primary 1.0 miles
Secondary Schools: Varndean School 0.5 miles, Dorothy Stringer High School 0.8 miles



Transport Information

Train Stations: London Road 0.8 miles, Preston Park 1.0 miles, Brighton 1.5 miles



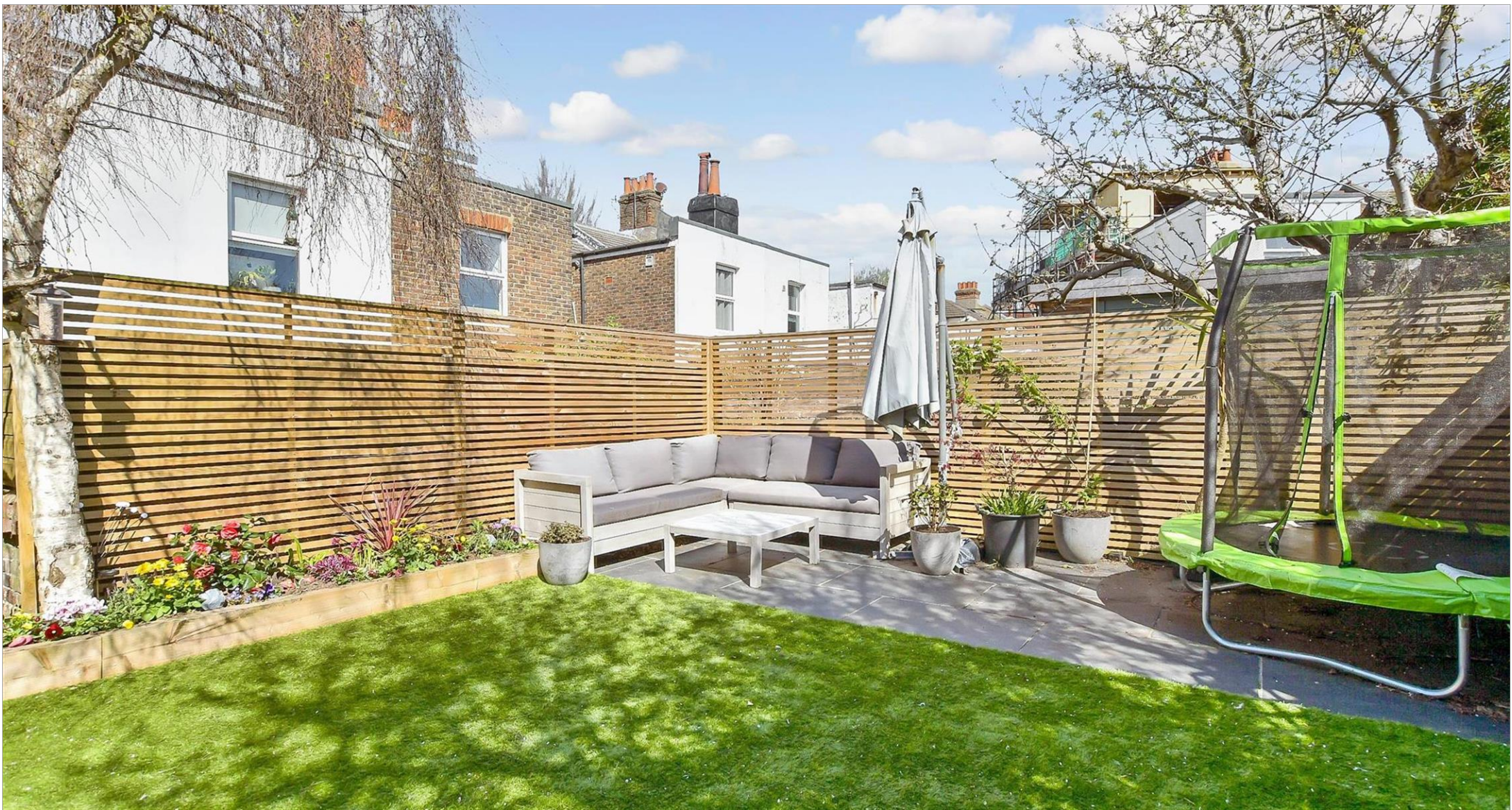
Address

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Directions

For directions to this property please contact us.



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Call Fiveways Branch 01273 564444 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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