



78 Ditchling Road, Brighton, BN1 4SG

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Spacious Entrance Hall * Living Room * Drawing Room * Utility Room * Dining Room * Cloakroom * Cellar.

FIRST FLOOR: Landing * Three Double Rooms * Family Bathroom * separate W.C.

TOP FLOOR: Large Double Bedroom with additional storage space.

OUTSIDE: Attractive walled front garden. Walled rear garden with lawn, shrub borders and gated side access.

An amazing opportunity to create a refurbishment, with an interior which incorporates modern design with original features. This rare to the market, grand and substantial semi-detached Victorian Villa built circa 1854 with decorative canopied elevations and providing spacious family accommodation arranged over 3 floors. The property retains much of its original charm and character with high ceilings, mouldings and sash windows. The accommodation comprises on the ground floor: spacious entrance hall, impressive living room with twin French doors, drawing room, Utility room, dining room and cloakroom. A cellar accessed under the stairs provides excellent storage. First floor currently arranged as kitchen, living room, a double bedroom and large family bathroom. On the top floor a double bedroom with plenty of storage. Outside there is a front garden with side access to a private enclosed rear garden. Arranged on two levels, lawn area with borders, trees, shrubbery.

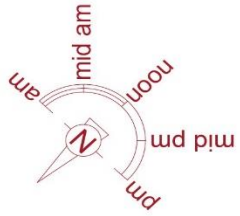
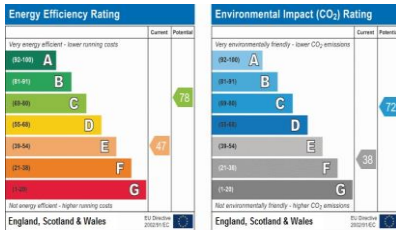


Some of the best primary and secondary schools in Brighton are within walking distance as are the recently renovated Open Market and The Level with its fantastic open spaces, Skate Park and the architecturally award-winning Velo cafe. Brighton beach and the North Laines are also within easy walking distance. Artist's open houses run through the spring months, notably during the renowned Brighton Festival in May. The Fiveways area, a short walk up Ditchling Road, is a thriving community of independent shops, restaurants and cafes. Looking for an evening out? The Duke of York's Picture house is one of the best in the UK along with great local pubs serving good food. Brighton station can be reached on foot in about 15 minutes while London Road station, with frequent connections to the main line and London, is a five-minute walk away.

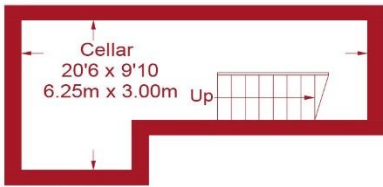
Local Information

Downs Infant & Junior	0.3 miles
Hertford Infants	0.8 miles
Dorothy Stringer High School	1.2 miles
Vardean Schools Complex	1.1 miles
Preston Park Station	0.7 miles
London Road Station	0.3 miles
Brighton Mainline	0.8 miles
Brighton Seafront	1.1 miles
Brighton Shopping Centre	1.4 miles
<i>All distances approximate</i>	
Council Tax Band	D

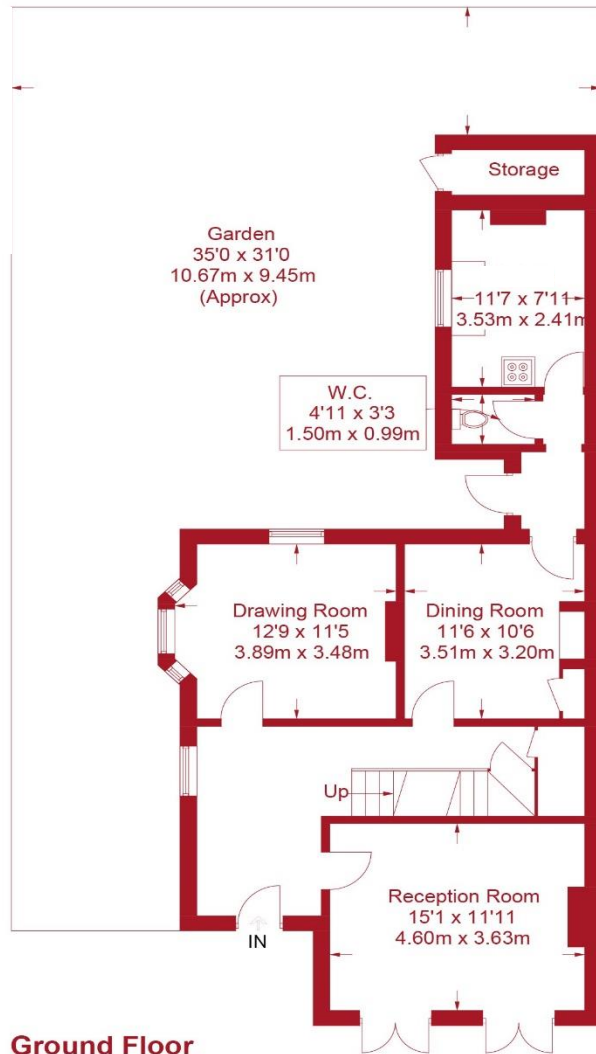




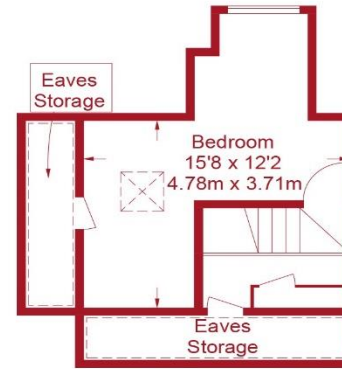
= Reduced headroom below 1.5m / 5'0"



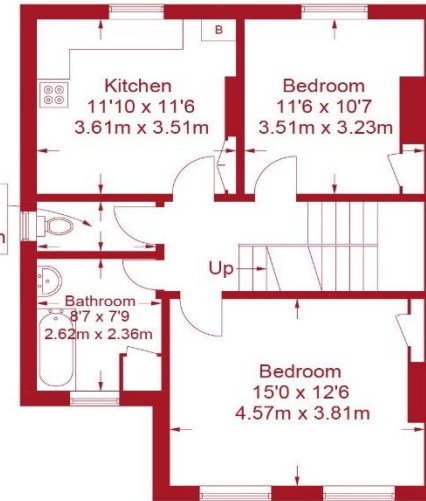
Basement
156 sq ft / 14.5 sq m



Ground Floor
815 sq ft / 75.7 sq m



Second Floor
334 sq ft / 31.0 sq m (Including Eaves Storage / Reduced Headroom)



First Floor
655 sq ft / 60.9 sq m

Approximate Gross Internal Area (Excluding Eaves Storage / Reduced Headroom) = 1721 sq ft / 159.9 sq m
Total (Including Eaves Storage / Reduced Headroom / Storage) = 1985 sq ft / 184.4 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Beaumonts 2018



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.