



332 Ditchling Road, Brighton, BN1 6JG

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

Ground Floor: Covered Entrance Porch * Entrance vestibule and glazed door to Hall with original banister & under stair cupboard * Cloakroom * Through Living Room with period fireplaces and bay windows to front * Superb Kitchen Breakfast Room with some integrated appliances and Patio Doors to garden.

First Floor: Three double Bedrooms * Attractive part tiled Bathroom with white suite.

Top Floor: Bedroom Four with En Suite Shower/W.C.* Bedroom Five.

Outside: Formal front garden with established Magnolia. Rear garden designed for low maintenance with flagstone paving and timber garden shed.

Gas Central Heating & Double Glazing

A rare opportunity to acquire this absolutely fabulous bay fronted period family home situated in this sought after location just to the north of Fiveways. The property has been subject to extensive modernisation and improvements in recent years all of which is finished to an exceptionally high specification and still retaining a wealth of attractive period features including fireplaces, superb ceiling moldings and period doors. The beautiful extended kitchen diner is fitted with a comprehensive range of modern units, some integrated appliances and patio doors opening to the sunny garden. All of the bedrooms are double, the family bathroom and En Suite have modern high quality fittings.



Situated in this popular residential area approximately 2 miles from Brighton City centre and the seafront with its comprehensive recreational facilities, bathing beaches and shopping centre. There is excellent local shopping close-by at Fiveways including a Baker, Grocer, Coop, Butcher and Post Office and at Preston Village with a Sainsbury's Local. Both Blaker's Park with its children's play area and the beautiful 65 acre Preston Park with its tennis courts, bowling greens and cycle track is are within walking distance as is Preston Park railway station. The property is also very conveniently located for easy access to the excellent schools for children of all age groups including the very popular Balfour/Vardean school complex.

Local Information

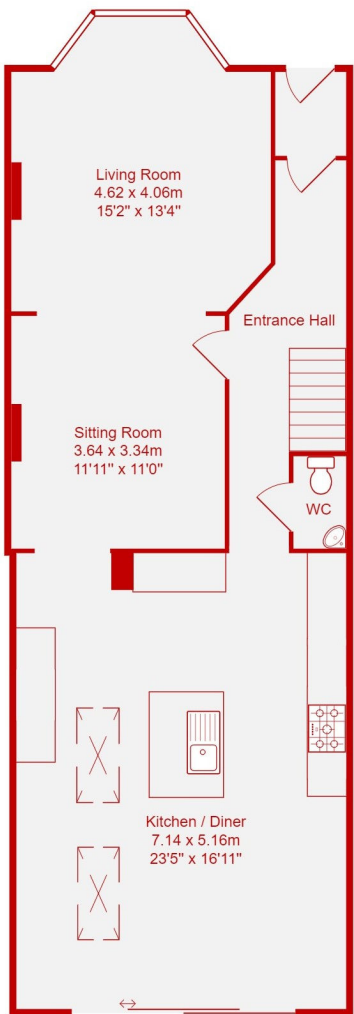
Downs Jnr/Infant School	0.5 miles
Dorothy Stringer School	0.4 miles
Vardean Schools	0.3 miles
Cardinal Newman School	1.3 miles
Preston Park Station	1.1 miles
London Road Station	1.0 miles
Brighton Station Mainline	1.9 miles
Brighton Seafront	2.0 miles

All distances are approx.

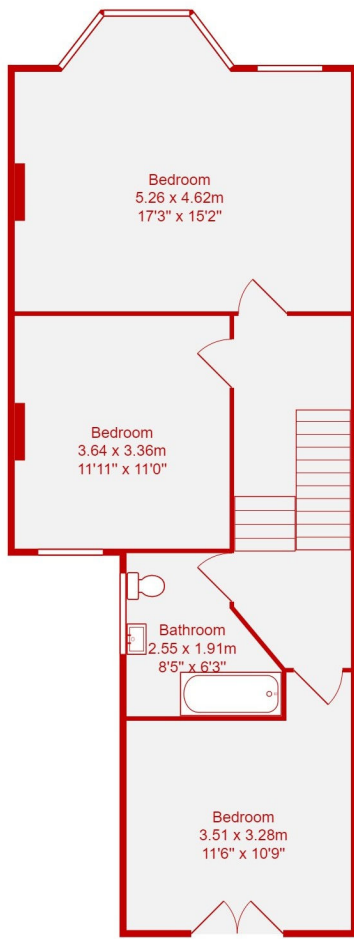
Council Tax Band D

Parking Zone F

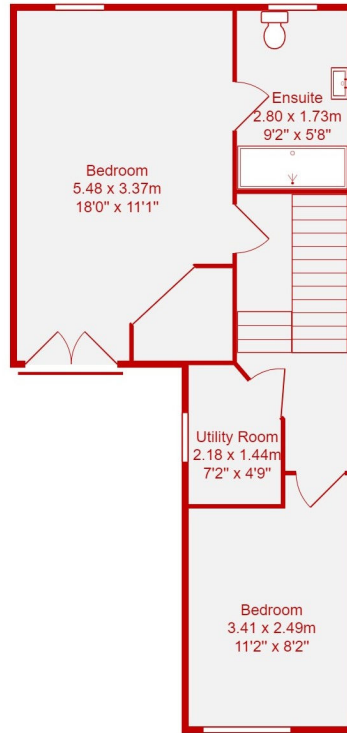




Ground Floor
Area: 79.2 m² ... 853 ft²



First Floor
Area: 62.6 m² ... 674 ft²



Second Floor
Area: 43.6 m² ... 469 ft²

Total Area: 185.4 m² ... 1995 ft²
All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.