



410 Ditchling Road, Brighton, BN1 6RL

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Covered Entrance Porch * Original door with decorative glass panel to hall with original banister & under stair cupboard * Lounge with Pine floor, wood burning stove, bay windows to front * Superb Kitchen Breakfast Room with ample store cupboards and worktops, Pine floor, Patio Doors to garden.

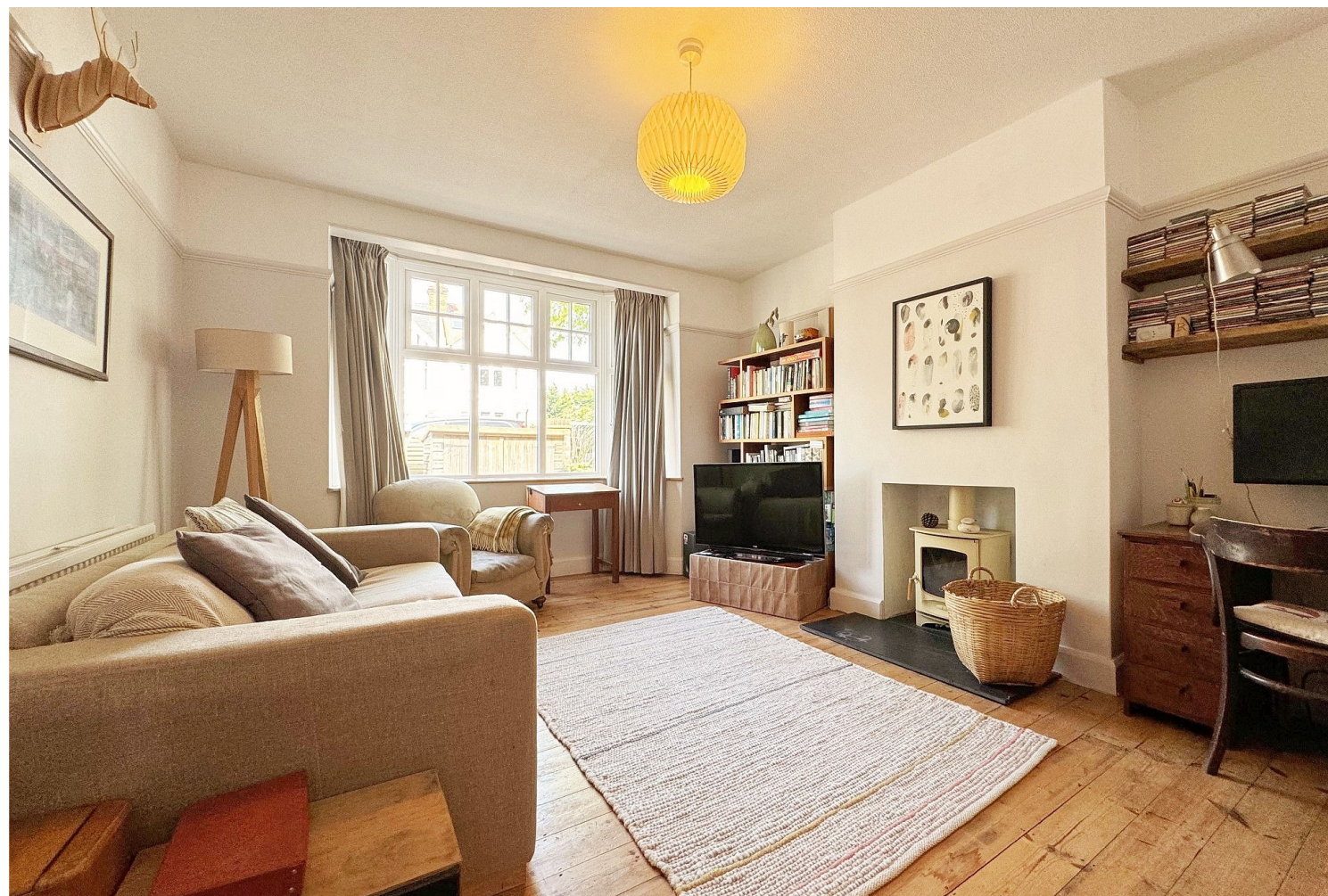
First Floor: Three double Bedrooms * Attractive part tiled Bathroom with white suite and shower cubicle.

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

Outside: Formal front garden designed for low maintenance. Rear Garden with Sun Deck and steps to lawn area with established shrubs and rear access.

Gas Central Heating & Double Glazing

This very attractive 1930's built family home is offered for sale in excellent decorative order and has gas fired central heating and replacement sealed unit double glazed windows. On the ground floor the Entrance Hall has the original period front door with attractive leaded light panel and under stair storage. The light and airy Living Room has a large bay window to the front and a fitted wood burning stove. At the rear of the property the Spacious Kitchen Dining Room is well fitted and Patio Doors open to a good sized Sun Deck with views to the woods. On the first floor there is a spacious landing and stairs to the superb Master Bedroom offering lovely views and with an En Suite Shower Room.



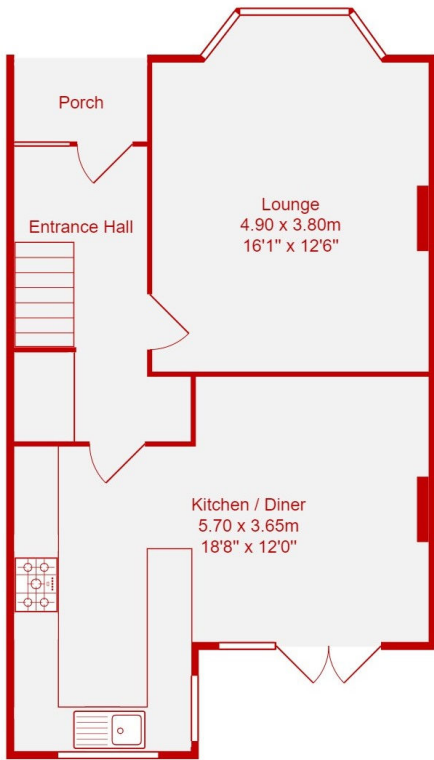
Situated in this popular residential area approximately 2 miles from Brighton City centre and the seafront with its comprehensive recreational facilities, bathing beaches and shopping centre. There is excellent local shopping close-by at Fiveways including a Baker, Grocer, Coop, Butcher and Post Office 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

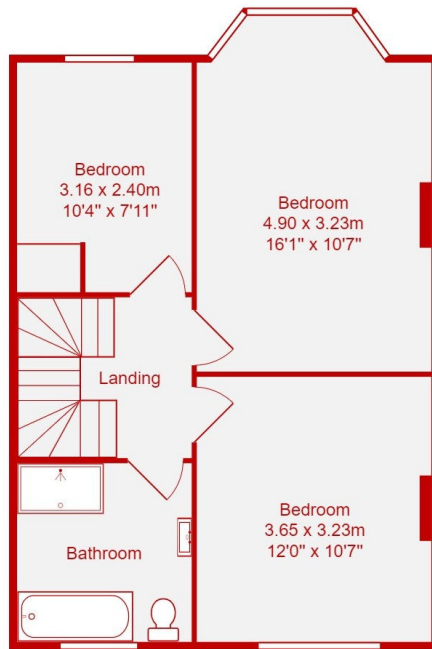
Downs Infants	0.5 miles
Balfour Road Junior	0.2 miles
Balfour Road Infants	0.3 miles
Dorothy Stringer High School	0.4 miles
Vardean Schools Complex	0.2 miles
Cardinal Newman School	1.5 miles
Preston Park Station	1.0 miles
London Road Station	0.8 miles
Brighton Mainline Station	1.8 miles
Brighton Seafront	2.0 miles
Brighton Shopping Centre	1.8 miles

All distances approximate

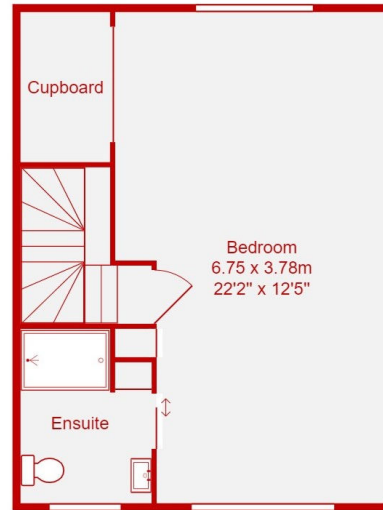




Ground Floor
Area: 52.0 m² ... 560 ft²



First Floor
Area: 47.0 m² ... 506 ft²



Second Floor
Area: 33.0 m² ... 356 ft²

Total Area: 132.0 m² ... 1421 ft²

All measurements are approximate and for display purposes only.



Council Tax Band D
Parking Zone F

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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT
01273 550881
www.beaumontsresidential.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.