



**371 Ditchling Road** Brighton, BN1 6JU

**BEAUMONTS**  
ESTATE AGENTS





## **SUMMARY OF ACCOMMODATION**

**Ground Floor:** Entrance Vestibule \* Spacious Entrance Hall \* Cloakroom \* Living Room \* Dining Room \* Study \* Kitchen/Breakfast Room \* Cloakroom \* Store Room.

**First Floor:** Superb Master Bedroom with views over the City to the sea \* Two further Double Bedrooms \* Family Bathroom \* Shower Room \* Cloakroom \* Large loft with potential to extend (stnc).

**Outside:** Detached Double Garage with ample additional parking \* Lovely 125ft rear garden.

### ***Gas fired central heating & Double Glazing***

This lovely spacious detached family home has a wealth of attractive features including a carriage drive and a lovely west facing rear garden. The double aspect living room having Oak panelled walls together with parquet flooring and the Dining Room with parquet flooring and patio doors to the terrace and garden. The kitchen is well equipped with ample modern store cupboards, integrated appliances and doors to the sun terrace and beautiful rear garden.





This lovely property is ideally situated for easy access to schools for children of all ages and with excellent local shopping available nearby at Fiveways including greengrocer, bakery, butcher together with a Coop, Post Office and numerous independent businesses. Further shopping available nearby on Carden Avenue including Marks & Spencer Food Hall and the Asda supermarket. There is good public transport to all parts of Brighton is available on Ditchling Road and Preston Park mainline railway is approx.20 minutes' walk.

### Local Information

|                              |           |
|------------------------------|-----------|
| Downs Infant & Junior        | 1.1 miles |
| Balfour Road Infants         | 0.6 miles |
| Dorothy Stringer High School | 0.7 miles |
| Varndean Schools Complex     | 0.3 miles |
| Cardinal Newman School       | 2.1 miles |

|                      |           |
|----------------------|-----------|
| Preston Park Station | 1.5 miles |
| London Road Station  | 1.2 miles |
| Brighton Mainline    | 2.2 miles |

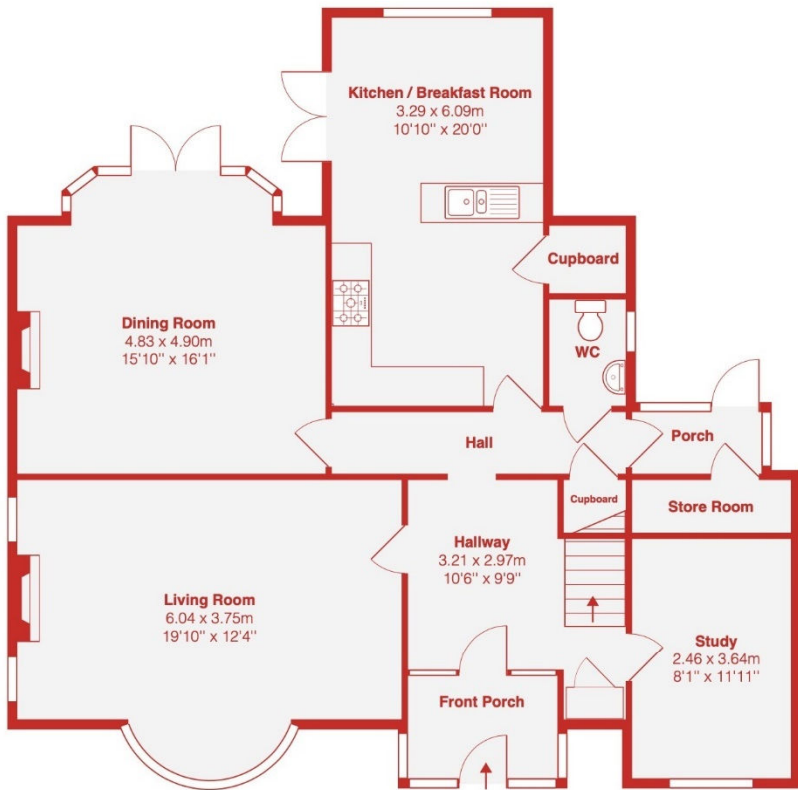
|                          |           |
|--------------------------|-----------|
| Brighton Seafront        | 2.4 miles |
| Brighton Shopping Centre | 2.0 miles |

*All distances approximate*

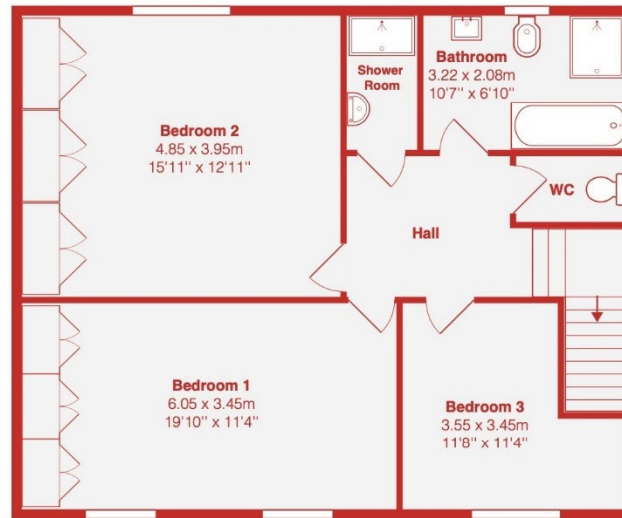
Council Tax Band F





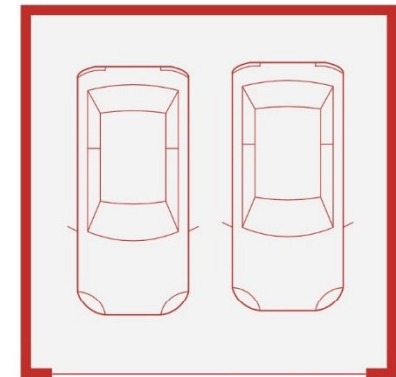


Ground Floor



First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Double Garage



Total Area: 215.9 m<sup>2</sup> ... 2324 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



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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.