



176D Ditchling Road, Brighton, BN1 6JA

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Hall * Living Room with French doors to the garden and Pine floor * Dining Room/Bedroom four with Pine flooring * Kitchen attractively fitted with ample store cupboards and worktops, tiled floor * Bathroom with tiled walls and modern white suite.

First Floor: Three Bedrooms all with built in wardrobes * Separate W.C.

Outside: A particular feature is the lovely good size level rear fenced garden with lawn and brick patio area established flower and shrub borders, outside tap, garden shed.

GAS CENTRAL HEATING & DOUBLE GLAZING

This charming 1930's built detached family home is full of character and offers light and airy accommodation arranged over two floors. There is a lovely good size level rear garden which offering good privacy and has a wide range of established trees and shrubs. The property benefits from gas central heating & double glazing but internally the property would benefit from some redecoration As the property 'sits' on a good size plot there is great potential to extend (subject to the necessary consents) to either side or the rear.

PARKING SPACE FOR TWO CARS/BOAT/CARAVAN ETC.



Situated in this highly favoured residential area close to local shopping facilities and within a short stroll of the popular Fiveways community with its local independent shopping including, grocers, bakers, CoOp, cafes and bars. There are numerous local schools nearby catering for all ages. Blakers Park and the beautiful 65 acre Preston Park are close to hand with their recreational facilities. Both London Road and Brighton mainline stations are within walking distance. Local bus services are available in Ditchling Road providing easy access to Brighton town centre, seafront and surrounding area..

Local Information

Downs Infant & Junior 0.1 miles
 Hertford Infants 0.5 miles
 Dorothy Stringer High School 1.2 miles
 Varndean Schools Complex 1.2 miles

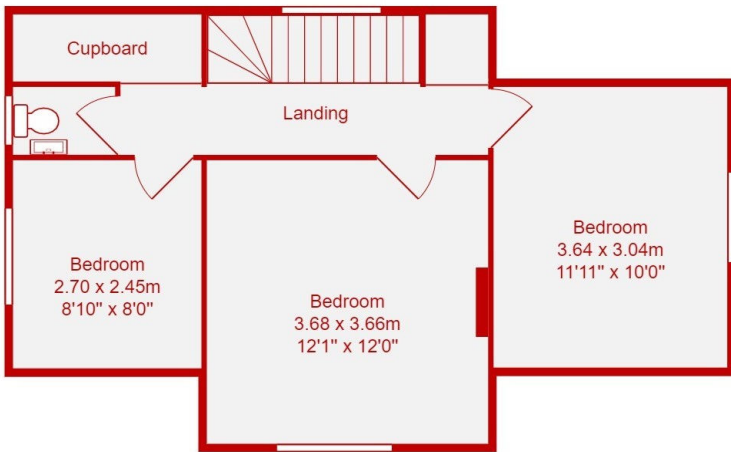
Preston Park Station 1.4 miles
 London Road Station 0.3 miles
 Brighton Mainline 1.1 miles

Brighton Seafront 1.3 miles
 Brighton Shopping Centre 1.4 miles

All distances approximate

Council Tax Band D
 Tenure Freehold
 Parking Zone J
 EPC rating D





Total Area: 90.0 m² ... 969 ft²

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 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.