



## 115 DITCHLING ROAD BRIGHTON, BN1 4SE

£1,250,000  
FREEHOLD

Guide Price £1,250,000 - £1,350,000. Unique Victorian bay fronted villa with off street parking and landscaped rear garden. This fantastic property benefits from good sized rooms, a great layout and flexible accommodation. Currently arranged as an impressive three storey primary residence with a separate self contained apartment below, both with their own street entrance. The property has been sympathetically modernised during the long standing ownership with features including fireplaces, stain glass windows, architraves, high skirting boards and tall ceilings. Large sash windows provide plenty of natural light and adding to the feeling of space throughout.

The beautifully presented accommodation is arranged over four floors. The lower ground floor is self contained and comprises two bedrooms, modern shower room and lovely open plan living area opening onto the delightful rear garden. The primary residence above comprises five bedrooms, large reception room with bay windows, superb kitchen/ dining room, family bathroom and en-suite. There is the added benefit of stunning panoramic views across Brighton.

This central and sought after location offers almost unrivalled access to all the City has to offer.

Brighton's famous North Laine with its wealth of independent shops, bars and restaurants is within walking distance and the Open Market within easy reach. Brighton mainline station & London Road station offering regular and direct links to London and surrounding areas. Families will have the option of popular local primary and secondary schools within the area and local bus services pass close by providing easy access across Brighton & Hove.

EPC rating for lower ground floor - 66/77

EPC rating for maisonette - 50/77

# Nicholas James

SALES LETTINGS AUCTIONS

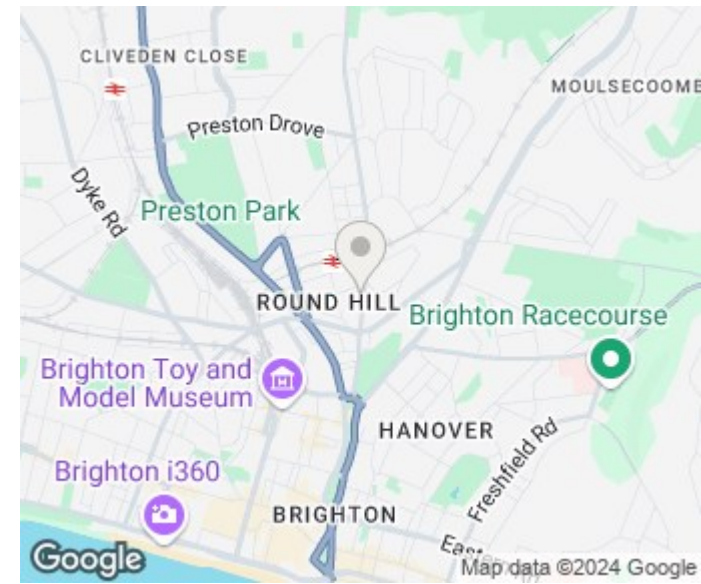












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

Current Rating: 66  
Potential Rating: 77

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

Nicholas  
James

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