



264 Ditchling Road  
Brighton, East Sussex BN1 6JF  
Guide Price £800,000



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\*\* GUIDE PRICE £800,000 - £845,000 \*\* A beautifully presented and truly stunning 3/4 bedroom bay fronted semi detached Victorian villa with a fabulous landscaped 46' x 20' level rear garden, and situated in this highly favoured residential area close to the Fiveways community with its shops, cafes and bars. Stepping inside, it is clear the current owners have a refined eye for design, colour and interiors, celebrating their home's many period features while combining them with contemporary, bespoke finishes. The property offers spacious accommodation with 1,572sqft (146sqm) of versatile living space with every room having generous proportions with high ceilings, and a delightful walled rear garden becoming a lovely extension during the summer to the delightful 25' modern kitchen/dining room. \*\* VIEWING HIGHLY RECOMMENDED \*\*

Location

Situated in the heart of the highly desirable and vibrant Fiveways area is this particularly spacious 3/4 bedroom bay fronted Victorian semi detached villa with a delightfrul 46' x 20' level rear garden with useful gated side entrance. Local shopping facilities are on hand at Fiveways with a number of independent shops, cafes and bars. There are numerous local schools nearby including Downs, Balfour, Dorothy Stringer and Varndean, all of which are within easy walking distance. Preston Park, Blakers Park and Hollingbury Park and golf course are nearby providing their recreational facilities. Preston Park mainline station and London Road station are within easy reach providing a commuter service to Gatwick and London, and regular bus services are available in Ditchling Road providing easy access to Brighton city centre and seafront.

Accommodation

All measurements are approximate.

Ground Floor

Entrance Vestibule

Original Victorian mosaic tiled floor. Dado rail. Part glazed draught screen door leading to:

Entrance Hall

Original ceiling covings. Oak parquet flooring. Modern period style radiator. Understairs cupboards with shelving. Large recess with space and plumbing for washing machine with space for tumble drier above. Staircase leading to the first floor.

Cloakroom/WC

Low level wc. Wash hand basin. Decorative tiled floor. Wall mounted gas central heating boiler. Extractor fan.

Lounge 16'2" into bay x 12'7" (4.94 into bay x 3.84)

A beautiful lounge enjoying a bright west facing aspect with original Victorian fireplace surround with limestone hearth. Original ceiling covings and centre rose. Picture rail. Oak parquet floor. x2 Modern period style radiators. Large double glazed sash bay window to front.

Snug/Bedroom 4 13'4" x 10'2" (4.07 x 3.10)

Oak parquet floor. Modern period style radiator. Picture rail. Large sash window to rear.

Kitchen/Dining Room 25'7" x 10'5" (7.82 x 3.18)

An absolutely stunning 25' kitchen/dining room fitted with a range of modern cornflower blue 'shaker' style units with solid oak fronts with contrasting white composite worktops with deep white butler style sink unit with mixer tap and with cupboards and drawer units below. Integrated dishwasher. Fitted 'Zanussi' 4 ring electric induction hob with pan drawers and cupboards below. Matching floor to ceiling units with integrated AEG electic double oven with cupboards above and below and additional storage cupboards. Space for large fridge/freezer. Modern vertical radiator. Tiled floor. Space for large dining table and chairs. Recessed downlights. x2 Sash windows to side (south facing) and x2 Sets of double glazed Heritage French doors in anthracite grey overlooking and leading directly onto the rear garden.

First Floor

Landing

Original period celing mouldings. Double storage cupboard with shelving. Hatch to large loft space providing the opportunity to create an additional bedroom and en-suite shower/wc if required (STNC).

Bedroom 1 16'7" x 16'2" into bay (5.08 x 4.94 into bay)

A particularly spacious main bedroom enjoying a bright west facing aspect. x2 Modern period style radiators. Large double glazed sash bay window to front with additional double glazed sash window to front.

Bedroom 2 13'4" x 10'2" (4.07 x 3.10)

Original Victorian cast iron fireplace with tiled inserts and tiled hearth. Feature exposed brick chimney breast. Fitted shelving and clothes rail into chimney breast alcove. Modern period style radiator. Double glazed window to rear.

Spacious Family Bathroom 12'3" x 7'4" (3.74 x 2.25)

A spacious contemporary style bathroom with

white suite comprising modern freestanding bath with wall mounted mixer tap. Large wall mounted wash hand basin with mono tap. Low level wc. Large walk-in shower enclosure. Decorative mandarin stone tiled floor. Half timber painted panelled walls. Heated towel rail. Recessed downlights. Extractor fan. Sash window to side.

Bedroom 3 14'1" x 10'7" (4.31 x 3.24)

Radiator. Large bay window to rear with glazed door leading onto a balcony overlooking the rear garden. Door leading to large walk-in wardrobe with window to side (could be converted into an en-suite shower room/wc) or potential use as a study/office.

Outside

Front Garden

Small formal front garden with hedging, and flower and shrub borders. Useful gated side entrance leading to the rear garden.

Rear Garden 46' x 20' (14.02m x 6.10m)

A delightful recently landscaped level rear garden with useful gated side entrance with paved patio area with flower and shrub borders leading to a covered area of paved patio ideal for al-fresco dining and entertaining. Raised timber flower and shrub borders leading onto a good size area of lawn with mature shrubs and trees. Wooden garden shed.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

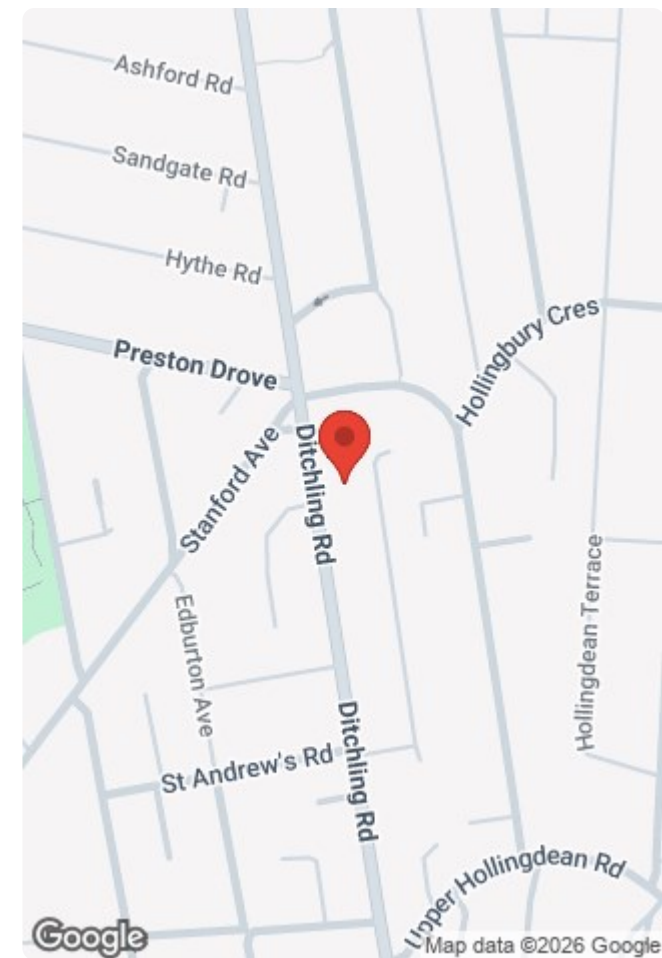
APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Freehold.

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.





| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|-------------------------|------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current                 | Potential                                      |                                                                 |
| Very energy efficient - lower running costs |                         |                                                | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) A                                 |                         |                                                | (92 plus) A                                                     |
| (81-91) B                                   |                         |                                                | (81-91) B                                                       |
| (69-80) C                                   |                         |                                                | (69-80) C                                                       |
| (55-68) D                                   |                         |                                                | (55-68) D                                                       |
| (39-54) E                                   |                         |                                                | (39-54) E                                                       |
| (21-38) F                                   |                         |                                                | (21-38) F                                                       |
| (1-20) G                                    |                         |                                                | (1-20) G                                                        |
| Not energy efficient - higher running costs |                         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             | EU Directive 2002/91/EC |                                                | England & Wales                                                 |



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