



**Guide Price**  
**£700,000**

**Freehold**

3x  1x  2x 

**Ditchling Road,  
Brighton, East Sussex,  
BN1**

**cubitt & west**  
Helping you move forwards



## Main features

- Sought after Fiveways location
- Stunning period features
- Sunny rear garden
- Walking distance to useful local shops & great coffee shops
- Close to good schools
- Chain free

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Lounge : 14'6 x 12'9 (4.42m x 3.89m)
- Dining Area : 12'5 x 10'7 (3.79m x 3.23m)
- Kitchen : 19'7 x 10'9 (5.97m x 3.28m)

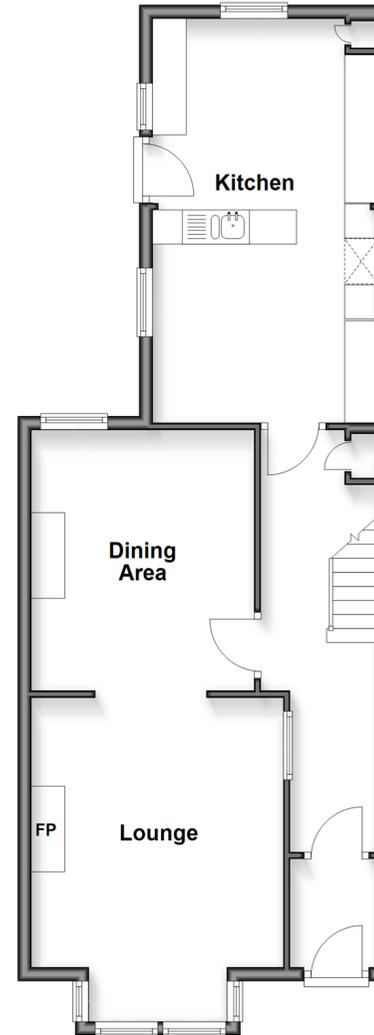
### FIRST FLOOR

- Landing
- Bedroom 1: 16'7 x 14'7 (5.06m x 4.45m)
- Bedroom 2: 12'5 x 10'6 (3.79m x 3.20m)
- Bedroom 3: 15'9 x 10'10 (4.80m x 3.30m)
- Bathroom
- Separate Toilet

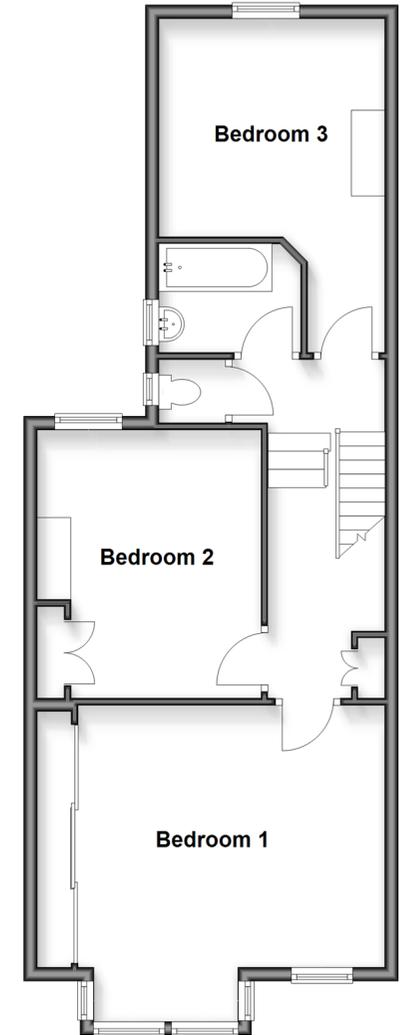
### OUTSIDE

- Front & Rear Garden

**Ground Floor**  
Approx. 62.3 sq. metres (670.7 sq. feet)



**First Floor**  
Approx. 62.4 sq. metres (671.5 sq. feet)



**Call Fiveways - 01273 564444 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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