

austin gray



212 Ditchling Road

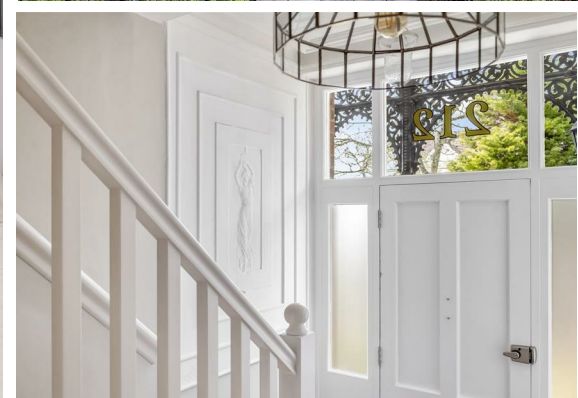
Brighton, BN1 6JE

Price Guide £1,250,000



212 Ditchling Road

The Fiveways district of Brighton is a friendly residential neighbourhood which includes the Fiveways Artists Group, located north of the city centre. Named after the junction where five roads meet, Fiveways is known for its village like atmosphere, independent shops, cafés, and local services clustered around the main crossroads. The area features Victorian and Edwardian homes, tree-lined streets, and green spaces, making it popular with families and professionals. With easy access to parks such as Blakers and Preston Parks and good transport links to central Brighton and the seafront, whilst a short walk away is Brighton Mainline Station. Renowned schools catering for all ages are well represented in the local area.



- Guide Price £1,250,000 - £1,300,000
- Detached Double Fronted Home with 3047 Sq. Ft. / 283 Sq. Mtrs. of Accom.
- 5 Bedrooms, 5 Reception Rooms, 4 Bathrooms
- Large Conservatory
- Established Gardens and Cellar Storage
- Drive Through Garage
- Extensive Loft Space Offering Potential (SNPP)
- Opportunity to Personalise and Create an Amazing Home
- No Onward Chain
- Sole Agents





Virtually Staged

Guide Price £1,250,000 - £1,300,000. A handsome five-bedroom detached Victorian family home. This attractive double-fronted red brick property offers generous and versatile accommodation arranged over two floors, extending to approximately 3047 sq ft / 283 sq mtrs and is offered for sale with no onward chain. Whilst being in good order throughout and retaining period character and charm, the property also provides excellent scope for a new owner to update and personalise to their own taste.

The ground floor opens into a welcoming entrance hallway with two reception rooms positioned to either side, leading through to two additional reception rooms to the rear. Between two of these rooms is a shower room/WC, while a modern family bathroom/WC is located on the opposite side. A breakfast room, with access to the side of the property, leads through to the kitchen, which offers clear potential to be opened and remodelled (subject to necessary consents). To the side is a large conservatory, complete with its tiled floor and established vine, and enjoys pleasant views over and direct access to the mature rear garden.

The first floor comprises five well-proportioned bedrooms, one of which benefits from access onto a private walled roof terrace, along with two additional bathrooms. There is also access to a substantial loft space, presenting further potential for conversion (subject to planning permission).

Externally, the property features a private driveway leading to a garage, which also provides drive-through access to the rear garden. The attractive rear garden is mainly laid to lawn and bordered by a variety of mature shrubs and planting, with a charming summerhouse and separate tool shed nestled within the grounds. Additional benefits include gated side access and external access to useful cellar storage.



1000 DITCHLING ROAD

Austin Gray

GROUND FLOOR
Approximate Floor Area (1,575.54 sq m) (1,575.54 sq ft)
RECEPTION ROOM (1,311 X 1,231)
KITCHEN (1,007 X 1,007)
DINING ROOM (1,007 X 1,007)
LIVING ROOM (1,007 X 1,007)
TERRACE
GARAGE (1,007 X 1,007)
CELLAR

FIRST FLOOR
Approximate Floor Area (1,129.02 sq ft) (1,04.89 sq m)
RECEPTION ROOM (1,311 X 1,231)
KITCHEN (1,007 X 1,007)
DINING ROOM (1,007 X 1,007)
LIVING ROOM (1,007 X 1,007)
TERRACE
BALCONY

SECOND FLOOR
Approximate Floor Area (1,129.02 sq ft) (1,04.89 sq m)
RECEPTION ROOM (1,311 X 1,231)
KITCHEN (1,007 X 1,007)
DINING ROOM (1,007 X 1,007)
LIVING ROOM (1,007 X 1,007)
TERRACE
BALCONY

CELLAR FLOOR
Approximate Floor Area (1,597.84 sq ft) (1,465 sq m)
RECEPTION ROOM (1,311 X 1,231)
KITCHEN (1,007 X 1,007)
DINING ROOM (1,007 X 1,007)
LIVING ROOM (1,007 X 1,007)
TERRACE
BALCONY

Approximate Gross Internal Area (including Greenhouse / Garage & Ex. Outside Store & Eaves) = 283.08 sq m / 3047.03 sq ft
Illustration for identification purposes only; measurements are approximate, not to scale.

* Austin Gray

Energy Efficiency Rating	
Very energy efficient - lower running costs	England & Wales Most energy efficient - higher running costs
Current	61
Potential	77

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