



# 69 Ladies Mile Road

Brighton, BN1 8TB

**Offers in excess of £600,000**

A beautifully presented and appointed four bedroom semi detached family home with comfortable and versatile living space spanning three floors while enjoying lovely open views across parkland to the rear. The accommodation extends to approximately 1,323 sq ft and includes four bedrooms and two shower rooms, making it an ideal long term family home in a prime central location close to local shops, amenities and schooling.

This substantial home is positioned in a highly regarded area of Patcham, close to an excellent range of local amenities including shops, popular schools and regular bus services. The property is offered for sale in excellent decorative condition throughout and provides light, spacious and well balanced accommodation arranged over three floors, consistent with modern expectations.

The ground floor features a generous sitting room along with a separate dining room, while to the rear is a beautifully fitted kitchen breakfast dining space with a vaulted ceiling and rooflights, creating a bright and airy feel. Doors open directly onto the rear garden, ideal for everyday living and entertaining.

The first floor provides three bedrooms and a modern shower room, while the second floor is arranged as a superb principal bedroom suite with its own shower room and access to a rear balcony. Elevated views across open parkland and towards the Sussex Downs are enjoyed from the rear aspect and are worthy of particular mention.

Outside, the property benefits from a pleasant level rear garden designed with ease of maintenance in mind, together with a detached garden office, ideal for home working or a hobby space. The property is offered with the advantage of immediate vacant possession and early viewing is highly recommended.

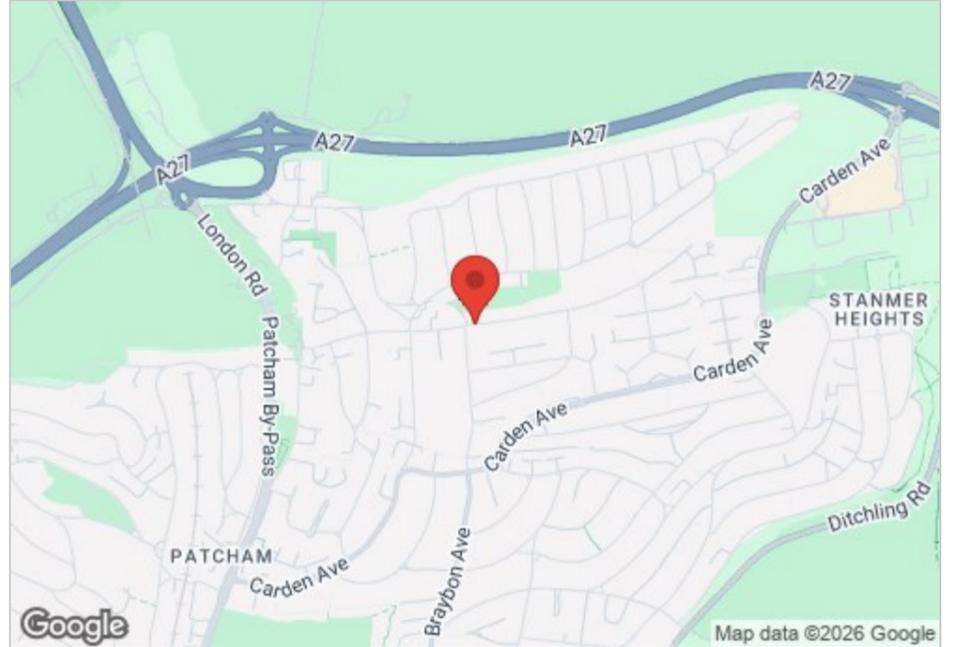
Ladies Mile Road is well positioned within Patcham, a popular residential area known for its excellent schools, local amenities and convenient transport links. Regular bus routes provide easy access into Brighton and the A23 and A27.



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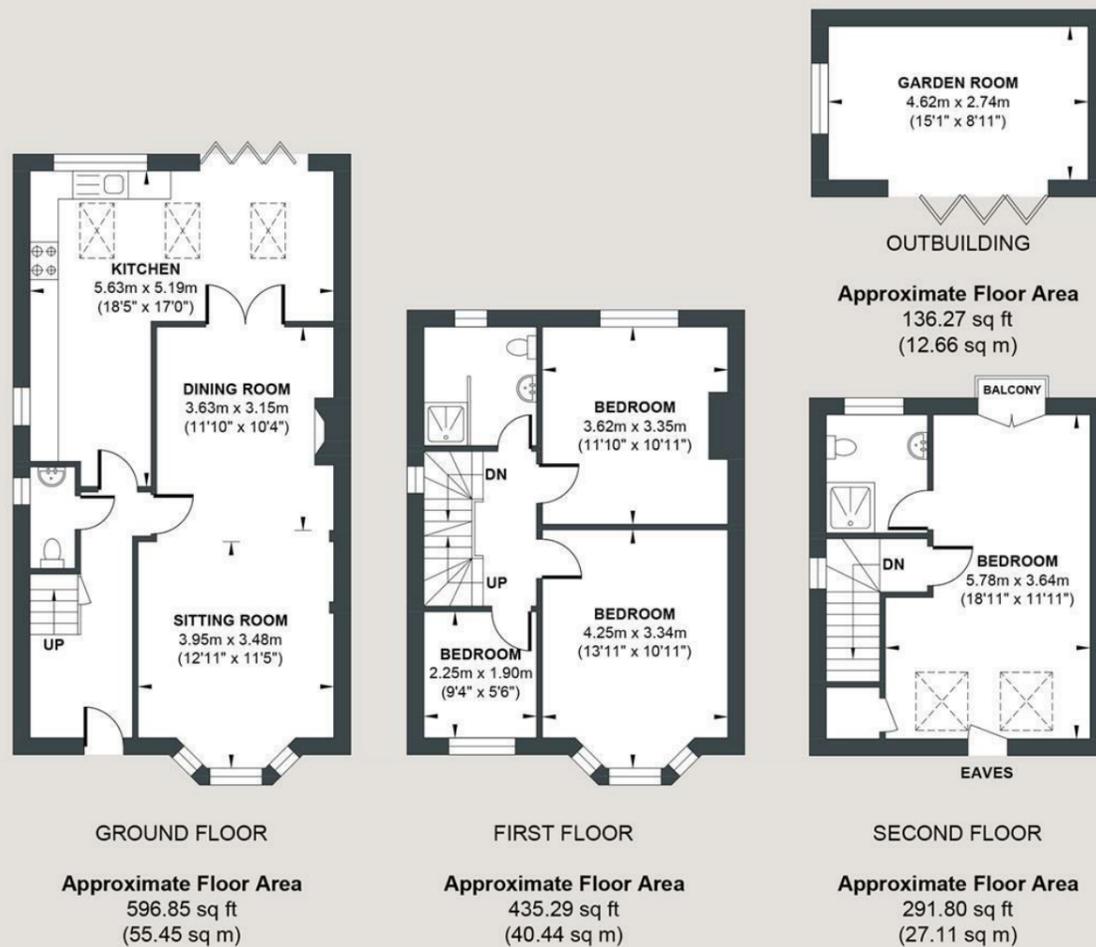
- Beautifully presented family home
- Light, spacious and expansive
- Superb kitchen / breakfast / dining room
- Fine elevated views
- Garden office
- Ideal location close to all amenities
- Extended and enlarged
- 4 bedrooms and 2 bathrooms
- Easily managed rear garden
- No chain Involved

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		
	68	80
England & Wales	EU Directive 2002/91/EC	



## LADIES MILE ROAD

Approx. Gross Internal Floor Area (Excluding Outbuilding) = 123.0 sq m / 1323.94 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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All measurements are approximate

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