



58 Ditchling Rise, Brighton, BN1 4QP

£800,000 Freehold

Located in the charming area of Ditchling Rise, this delightful house offers a perfect blend of space & comfort, ideal for families or those seeking a serene retreat. Spanning FOUR FLOORS, the property offers flexible accommodation with two well-appointed reception rooms one of which could serve as an additional bedroom if required providing ample space for relaxation & entertaining guests. Some of the other property highlights include; 3 SPACIOUS bedrooms, a MODERN family bathroom & further en-suite shower room, an array of period features & the sunny rear garden. The house is well-positioned to take advantage of local parks, shops & schools, ensuring that everything you need is within easy reach. Viewings are highly recommended. Energy Rating: D68 Exclusive to Maslen Estate Agents

Front door to:

Hallway

Wooden floorboards, stairs rising to first floor, radiator, dado rail, doors to all rooms.

Living Room

Wooden floorboards, sash bay window to front, window to rear, feature fireplace, 2 x radiators, period coving, picture rail, ceiling rose, cupboards & shelving built into chimney breast recess.

Lobby

Stairs descending to lower ground floor, wooden floorboards, doors to all rooms, dado rail.

Cloakroom

WC, window to rear, wooden floorboards.

Bathroom

WC, wash hand basin with mixer tap & storage below, clawfoot bath with mixer tap & further hand held shower attachment, large corner shower cubicle with mains fed shower over, further hand held shower attachment, built into chimney breast storage cupboard housing ‘Worcester’ boiler, wall mounted extractor fan, ladder style heated towel rail, part tiled walls, tiled floor, window up rear with frosted glass.

Lower Ground Floor

Hallway

Door to front, radiator, cupboard housing meters, laminate flooring, doors to all rooms, wall mounted heating thermostat.

Dining Area

2 x windows to side, radiator, laminate flooring, sliding door to rear garden.

Kitchen

Range of wall, base & drawer units with roll edged work surfaces over, inset 1.5 bowl stainless steel sink unit with mixer pull out tap, integrated dishwasher, space for washing machine, fridge/freezer, range style cooker, recessed spotlights, radiator, part tiled walls, window to rear, laminate flooring.

Reception Room

Sash bay window to front, radiator, laminate flooring, feature cast iron fireplace with tiled inserts & wooden mantle, dado rail, ceiling rose.

First Floor Landing

Split level, window to rear, dado rail, range of built in cupboards & drawers, doors to all rooms.

Bedroom

Feature fireplace, ceiling rose, window to rear, radiator, built in storage cupboard.

Bedroom

Sash bay window to front, feature fireplace, radiator, ceiling rose.

Lobby

Stairs rising to second floor, sash window to front.

Bedroom

2 x velux window to front, 2 x velux window to rear, 3 x eaves storage cupboards, radiator, door to:

En-Suite Shower Room

WC with push button flush, wash hand basin with mixer tap, shower cubicle with wall mounted shower over, part tiled walls, laminate floor, ceiling mounted extractor fan.

Outside

Rear Garden

Decked seating area, section laid to lawn, timber built storage shed, enclosed by brick walling.

Total approx floor area

160.4 sq.m. (1726.3 sq.ft.)

Council tax band D

Parking zone J

V1

What the owner says:

"We have loved living on Ditchling Rise for the last 14 years. It is a wonderfully vibrant community, and we are so lucky to have a host of friendly neighbours surrounding us. We have (in our opinion!) Brighton's nicest park, Preston Park, just a few minutes round the corner and the historic Duke of York cinema a two minute walk away, alongside all of the great cafes, eateries and shops on London Road. Our local pub, the Signelman, has a large beer garden and serves great food, as does the Open House on the other side on the railway bridge. On top of all that, we are less than a minute away from London Road train station, making any commute to London, or towards Eastbourne, really straightforward. The beach, the Laines, the town centre and Fiveways are also all really easy to get to on foot or by bus. We will be very sorry to leave Ditchling Rise and our comfortable family home, with it's sunny south-facing garden (a rare find in this area!). We hope that whoever lives here next enjoys the house and the local community as much as we have."



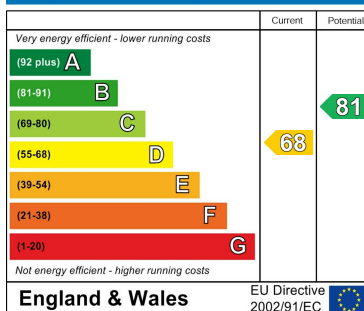


Total area: approx. 160.4 sq. metres (1726.3 sq. feet)

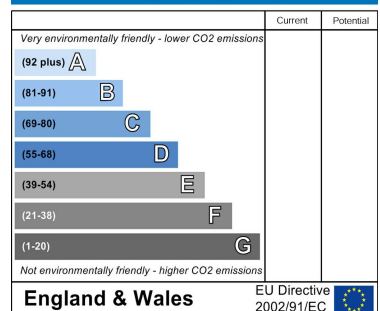
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Ditchling Rise

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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