



279 Ditchling Road, Brighton, BN1 6JH

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Vestibule and door to Entrance Hall * Lounge * Dining Room/Bedroom Four * Kitchen Breakfast Room.

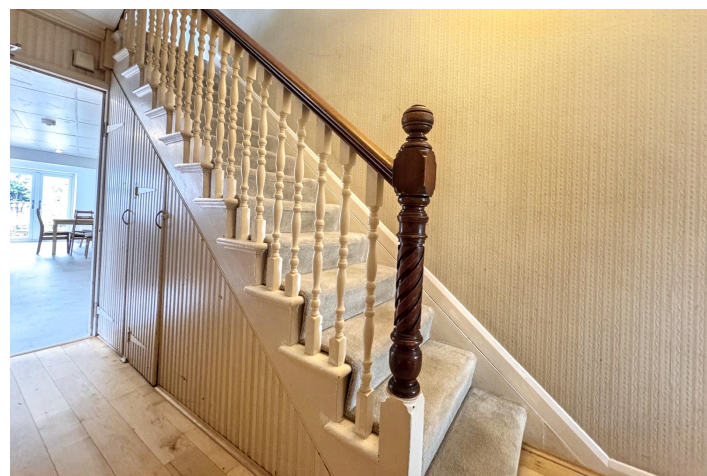
First Floor: Three Bedrooms * Bathroom with white suite * Separate W.C.

Outside: Small front garden * West facing rear garden – approx. 30ft designed for low maintenance.

Gas Fired Central Heating & Mostly Double Glazed

An attractive Edwardian family home situated just North of the Fiveways area offering spacious accommodation arranged over two floors with potential to further extend into the loft area (subject to the necessary consents). The rooms are all of a good size and the property is considered to be in good decorative order. A particular feature is the approx. 27ft kitchen/breakfast room, and a sunny west facing rear garden.

The property is offered for sale chain free and ready for immediate occupation.



There is excellent local shopping nearby at Fiveways/Preston Drive including a Post office, Chemist and Co Op. Good public transport is within easy reach providing access to Brighton City Centre and the A27.

Preston Park mainline railway station, with a direct service to London Victoria is within a mile. Hollingbury, Blakers & Preston Park are all within easy reach offering various recreational facilities. Brighton seafront with its bathing beaches and prom is approximately two miles distant.

Local Information

Downs Infants	0.6 miles
Downs Junior School	0.5 miles
Balfour Road Infants	0.2 miles
Dorothy Stringer High School	0.3 miles
Varndean Schools Complex	0.3 miles
Cardinal Newman School	1.3 miles

Preston Park Station	0.8 miles
London Road Station	0.7 miles
Brighton Mainline Station	1.2 miles

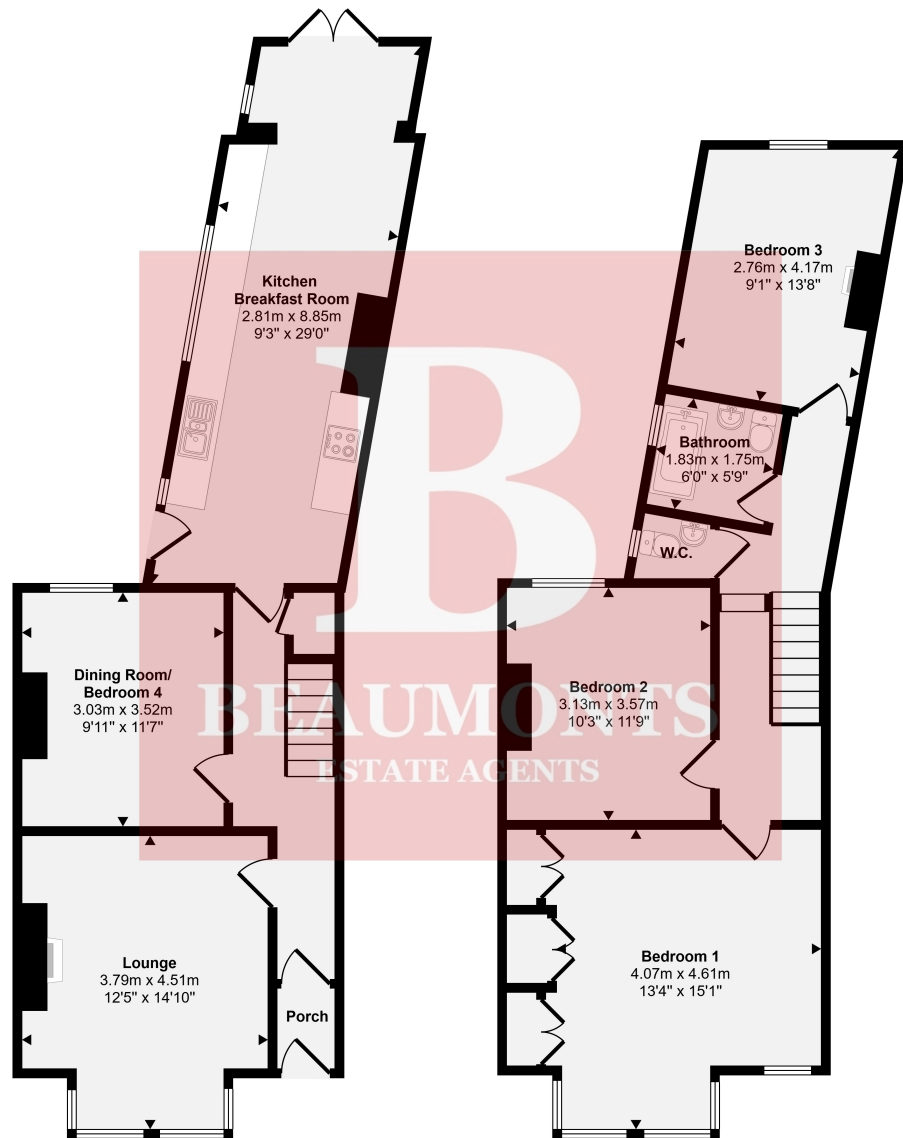
Brighton Seafront	1.9miles
Brighton Shopping Centre	1.7miles

All distances approximate

Council Tax Band D



Approx Gross Internal Area
117 sq m / 1261 sq ft



Ground Floor
Approx 61 sq m / 651 sq ft

First Floor
Approx 57 sq m / 609 sq ft

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01273 550881
www.beaumontsresidential.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.