



284 Ditchling Road
Brighton, East Sussex BN1 6JF
Guide Price £700,000

 **DAVID & CO**

284 Ditchling Road, Brighton, East Sussex BN1 6JF

* * GUIDE PRICE £700,000 - £725,000 * * A particularly spacious and well maintained 4 bedroom, 2 bathroom bay fronted Victorian terraced house, situated in the heart of the popular Fiveways with its local shops, cafes and bars immediately to hand. The generous accommodation is arranged over 2 floors with 1443sqft (134 sqm) of versatile living space. On the ground floor there is an entrance vestibule and hallway with original ceiling covings and mouldings, a large 29' x 13' thru' lounge/dining room, separate breakfast room, and modern kitchen with integrated appliances. On the first floor there is a large main bedroom with en-suite shower room/wc, 3 further bedrooms and a family bathroom. Outside there is a small formal front garden and a level rear garden with paved patio and lawn with useful gated rear access. * VIEWING RECOMMENDED * NO ONWARD CHAIN *

Location

Situated in the heart of the highly desirable and vibrant Fiveways area is this spacious 4 bedroom, 2 bathroom Victorian terraced house with local shopping facilities on hand and with a number of independent cafes and bars. There are numerous local schools nearby including Downs, Balfour, Dorothy Stringer and Varndean, all of which are within easy walking distance. Preston Park, Blakers Park and Hollingbury Park and golf course are nearby providing their recreational facilities. Preston Park mainline station is within easy reach providing a commuter service to Gatwick and London, and regular bus services are available in Ditchling Road providing easy access to Brighton city centre and seafront.

Accommodation

All measurements are approximate.

Ground Floor

Entrance Vestibule

Approached via a double glazed front door. Dado rail. Original ceiling covings. Part glazed draught screen door leading to:

Entrance Hall

Original ceiling covings and mouldings. Dado rail. Radiator. Understairs cupboard. Staircase leading to the first floor.

Cloakroom/WC

Tiled walls. Low level wc. Wash hand basin. Tiled floor. Recessed downlights.

Thru' Lounge/Dining Room 29'7" into bay x 13'3" max (9.02 into bay x 4.04 max)

A particularly spacious thru' lounge/dining room enjoying a bright east/west aspect.

Lounge Section 16'2" into bay x 13'2" (4.95 into bay x 4.03)

Feature fireplace with wooden surround and marble hearth. Original ceiling covings and centre rose. Picture rail. Radiator. Picture rail. Dado rail. Radiator. Large double glazed bay window to front with fitted plantation style shutters.

Dining Section 13'8" x 10'10" (4.17 x 3.31)

Feature fireplace alcove. Original ceiling covings and centre rose. Dado rail. Radiator. Double glazed casement doors leading to the rear garden.

Breakfast Room 12'3" x 10'5" (3.75 x 3.20)

Radiator. Double glazed window to side. Doorway leading to:

Modern Kitchen 10'5" x 10'2" (3.20 x 3.10)

Modern kitchen fitted with a range of white high gloss style units with contrasting worktops comprising stainless steel one and a half bowl sink unit with a range of cupboards and drawer units below. Further range of working surfaces with fitted gas hob with additional cupboards and drawer units under. Built in eye level electric double oven with cupboards above and below. Larder cupboard unit. Integrated fridge and freezer. Tiled splashbacks. Matching range of wall cupboards and display shelving. Tiled floor. Recessed downlights. Double glazed window to side. Double glazed door leading to the rear garden.

First Floor

Landing

Original ceiling covings and mouldings. Built in storage cupboard. Dado rail. Hatch to large loft space.

Bedroom 1 16'8" x 15'10" (5.09 x 4.84)

x2 Built in wardrobe cupboards with hanging and storage space. Original ceiling covings. Picture rail. Radiator. Large double glazed bay window to front with fitted plantation style shutters.

En-Suite Shower Room/WC

Large tiled shower cubicle. Wash hand basin. Low level wc with concealed cistern. Wash hand basin with mixer tap. Chrome heated towel rail. Tiled floor. Recessed downlights. Double glazed window to front.

Bedroom 2 13'8" x 10'10" (4.17 x 3.31)

Built in wardrobe cupboard. Original ceiling covings and centre rose. Radiator. Double glazed window to rear.

Modern Bathroom

Fully tiled walls with white suite comprising panelled bath with filler mixer tap and with fitted shower over with fitted rail and curtain. Low level wc with concealed cistern. Wash hand basin with mono tap and with cupboards below. Radiator. Tiled floor. Fitted mirror. Double glazed window to side.

Bedroom 3 10'6" x 10'5" into bay (3.21 x 3.18 into bay)

Radiator. Large double glazed bay window to rear overlooking the rear garden and with open views.

Bedroom 4 8'5" x 7'0" (2.58 x 2.15)

Cupboard housing gas central heating boiler. Radiator. Double glazed window to side.

Outside

Front Garden

Small formal front garden with flower and shrub borders.

Level Rear Garden

Attractive level rear garden with large paved patio leading to an area of lawn. Wooden garden shed. Useful gated rear access leading into Hollingbury Road.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Freehold.

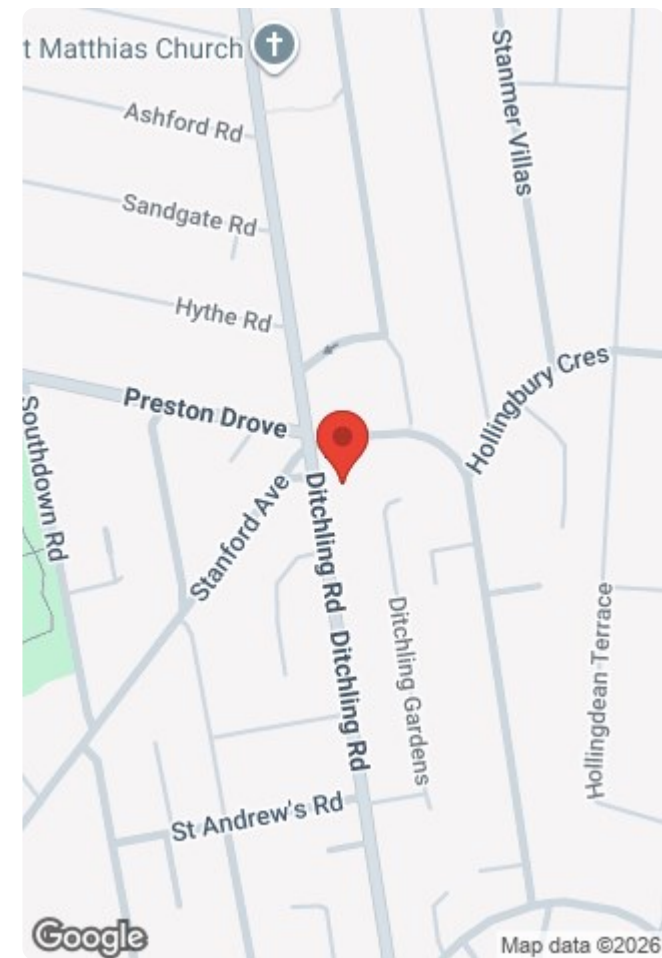
THINKING OF SELLING? For a Free Current Market Appraisal please contact us on Tel: 01273 555333 or email: sales@davidandco.biz

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, East Sussex, BN1 6FJ. Tel: 01273 555333.





Total Area: 134.0 m² ... 1443 ft²



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D	68	83		(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					



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