



**168 Ditchling Road, Brighton BN1 6JA**

**BEAUMONTS**  
ESTATE AGENTS

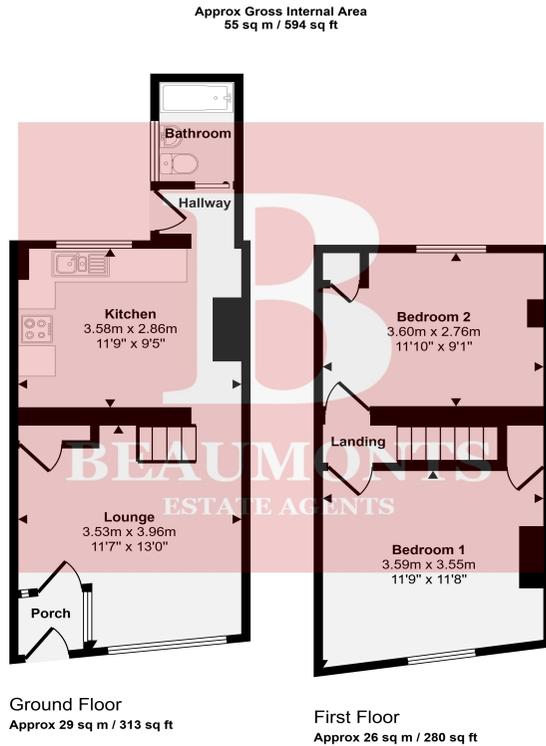
## SUMMARY OF ACCOMMODATION

**ENTRANCE LOBBY \* LIVING ROOM \* MODERN KITCHEN \* BATHROOM  
\* 2 DOUBLE BEDROOMS \* SMALL REAR PATIO**

**Gas Fired Central Heating \* Double Glazing**

This charming period property offers spacious accommodation and is offered for sale **chain free**. It has double-glazed windows, central heating, a modern kitchen and good size living room with beamed ceiling and solid pine floor. There is a modern white bathroom, two double bedrooms and patio garden.

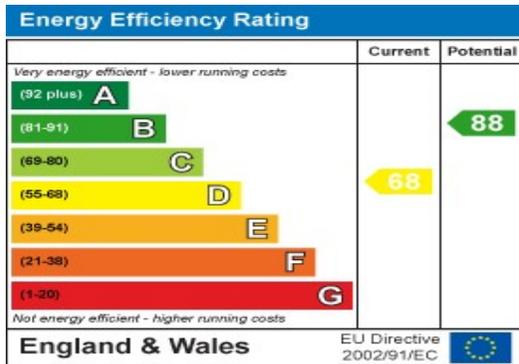
Situated in this highly favoured residential area close to local shopping facilities and within a short stroll of the popular Fiveways community with its local independent shopping including, grocers, bakers, Co op, cafes and bars. There are numerous local schools nearby catering for all ages. Blakers Park and the beautiful 65 acre Preston Park are close to hand with their recreational facilities. Both London Road and Brighton mainline stations are within walking distance. Local bus services are available in Ditchling Road providing easy access to Brighton town centre, seafront and surrounding area.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band **B**  
Parking Zone **J**

Tenure **Freehold**  
Energy Performance Rating **D**



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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT

**01273 550881**

[www.beaumontsresidential.co.uk](http://www.beaumontsresidential.co.uk)



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.