


99 Ladies Mile Road
Brighton, BN1 8TB
Asking Price £530,000

DAVID&CO

# 99 Ladies Mile Road, Brighton, BN1 8TB

A lovely 3 storey, 4 bedroom semi detached 1930's house with a lovely rear garden which accesses the park to the rear. Situated in this popular location just east of Patcham old village with its local shopping facilities and public transport providing access to various parts of the city. Preston park station provides access to London whilst the main A23 provides a direct road link to Gatwick and south London. The accommodation on the ground floor comprises: entrance porch, hall, lounge and kitchen/dining room with doors leading out to the garden. Upstairs there are 3 bedrooms and a bathroom and on the top floor there is a master bedroom with beautiful views and a shower room. The property also benefits from double glazing and gas heating.

**Location**
Situated in a popular residential location in Patcham, this spacious 4 bedroom semi detached family house is nearby locals schools and is a 'stone's throw' from Patcham's picturesque Old Village which is within easy walking distance with its local shopping facilities. Patcham Peace Gardens, Withdean Park and Coney Woods Nature Reserve are all close to hand. There is easy access out of Brighton leading onto the A23 and A27, and local bus services are nearby providing access to Brighton city centre and seafront.

**Accommodation**
All measurements are approximate.

**Ground Floor**

**Porch**
With double glazed front door and double glazed windows to the sides.

**Inner Hallway**
With a double glazed door leading in to the hallway. Laminate flooring, radiator and a staircase leading up to the first floor.

**Kitchen/Dining room 17'6 max x 11'10 (5.33m max x 3.61m)**
A lovely, spacious room with a fitted kitchen. A range of wall and base units with worktop surface over. Inset sink and drainer unit with mixer tap. Tiled splashbacks. Inset 4 ring electric hob with fitted oven below and cooker hood over. Space and plumbing for both washing machine and dishwasher. Appliance space for fridge/freezer. Understairs storage cupboard with shelving. Laminate flooring. Radiator. Double doors into the lounge and double glazed 'French' doors overlooking and leading out to the rear garden.

**Lounge 13'8 max x 11'6 (4.17m max x 3.51m)**
Double glazed bay window overlooking the front. Laminate flooring and radiator.

**First Floor**

**Landing**
Double glazed window to the side and a staircase leading up to the second floor.

**Bathroom 6'9 x 5'11 (2.06m x 1.80m)**
Fitted with a white suite to comprise an enclosed panelled bath with mixer tap and a wall mounted shower fitment over, Pedestal wash basin with mixer tap and a low level W/C with push button flush. Tiled walls. Chrome 'Ladder Style' heated towel rail. Electric shaver point. Recessed spotlight and a double glazed window overlooking the rear.

**Bedroom 11'10 x 11'3 max (3.61m x 3.43m max)**
Double glazed window overlooking the rear with lovely views towards the downs. Radiator and laminate flooring.

**Bedroom 13'9 max x 11'1 (4.19m max x 3.38m)**
Double glazed bay window overlooking the front. Radiator and coved ceiling.

**Bedroom 7'4 x 6'0 (2.24m x 1.83m)**
Double glazed overlooking the front. Radiator.

**Second Floor**

**Landing**
Double glazed window overlooking the side

**Shower Room 6'8 x 6'2 (2.03m x 1.88m)**
Fitted with a white suite to comprise a tiled shower cubicle with a wall mounted shower fitment, low level W/C with push button flush and a pedestal wash basin with mixer tap. Radiator, tiled walls and a wall mounted shaver point. Recessed spotlight and a double glazed patterned window.

**Master Bedroom 18'3 max x 12'2 max (5.56m max x 3.71m max)**
Being an 'L' shaped, dual aspect room with two Velux windows overlooking the front and a double glazed window overlooking the rear with lovely views across towards the downs. Two radiators. Fitted bedroom furniture to comprise wardrobe cupboards, bedside tables and overbed storage. Eaves storage cupboards and further fitted cupboards with top space.

**Outside**

**Front Garden**
A formal front garden with paved pathway leading to the house.

**Rear Garden**
Timber decking area with balustrading leading out to the lawned rear garden which is enclosed by walling and fencing, with gated access from the side and to the rear, leading out towards the play park behind. Patio are, flowerbeds and an outside water tap.

**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.

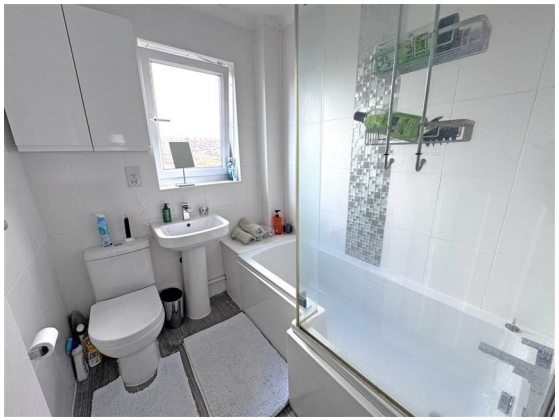
TENURE: We understand from our client that the property is freehold.

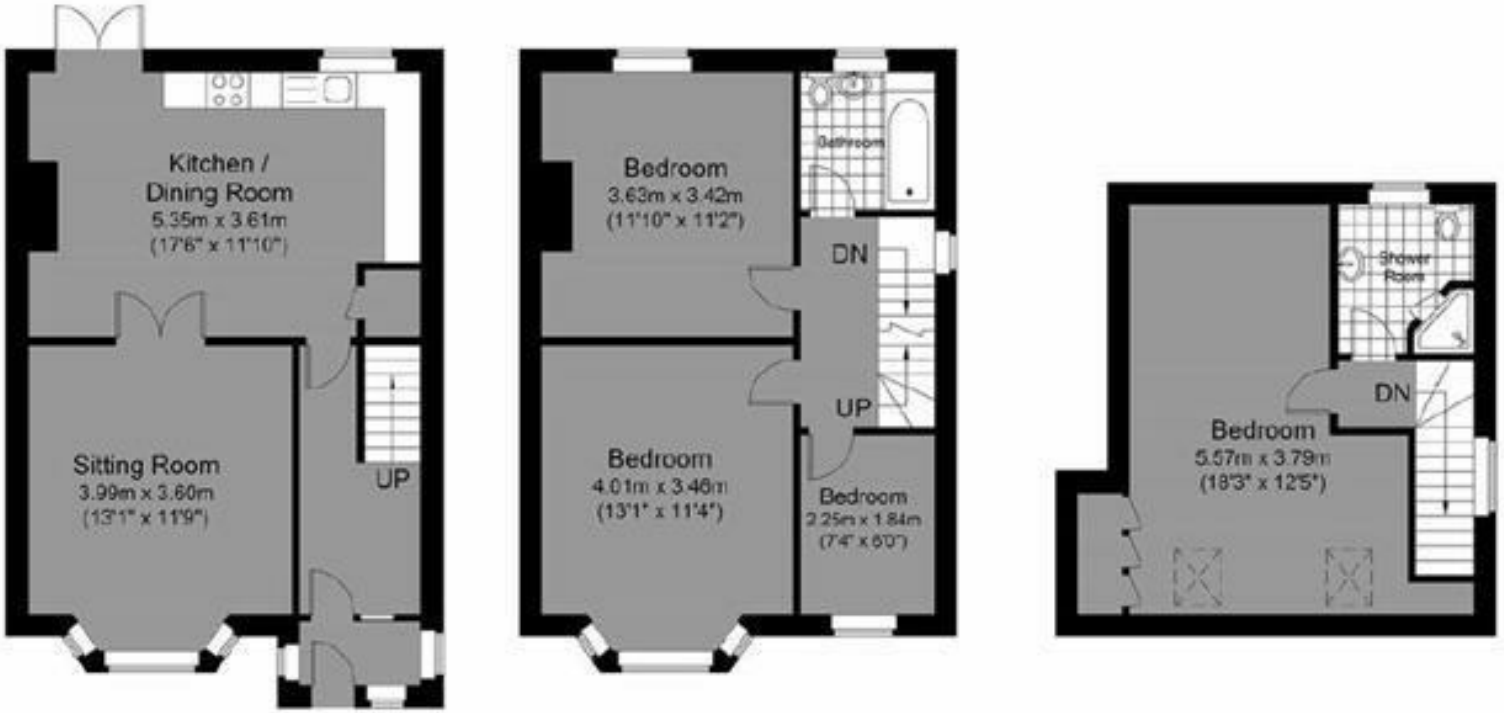
THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

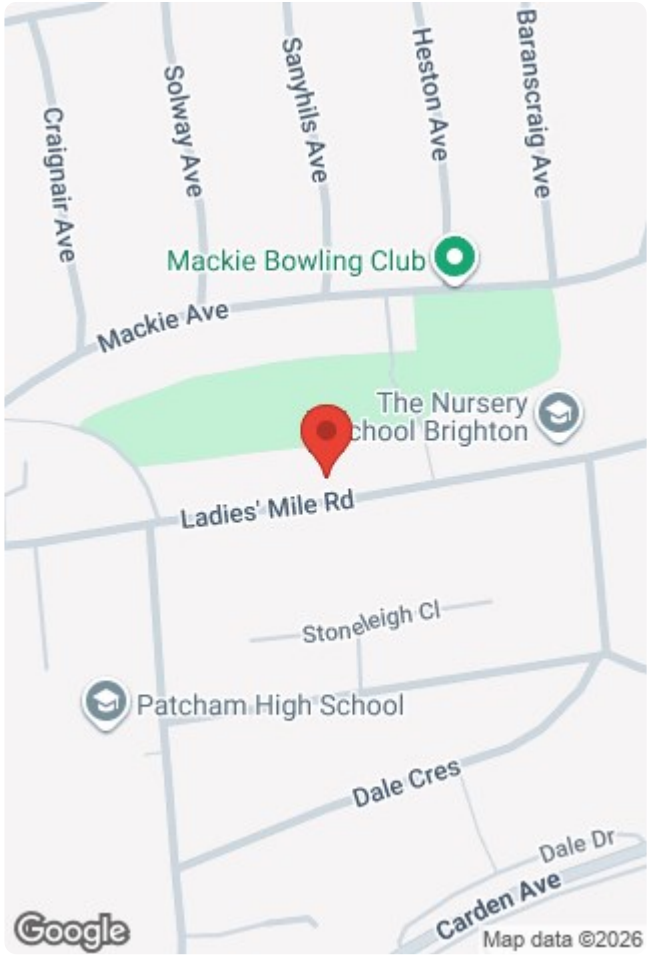
VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.









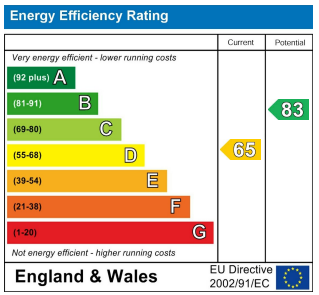



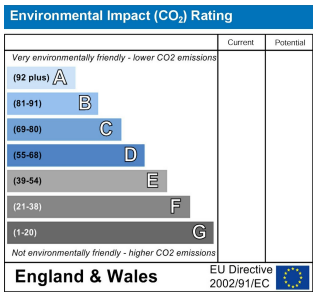

# Ladies Mile Road

**Ground Floor**
Approximate Floor Area
451.11 sq. ft (41.91 sq. m)

**First Floor**
Approximate Floor Area
433.89 sq. ft (40.31 sq. m)

**Second Floor**
Approximate Floor Area
292.02 sq. ft (27.13 sq. m)




APPROVED CODE TRADINGSTANDARDS.UK
The Property Ombudsman

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