

9 Ditchling Road, Brighton, BN1 4SB

£525,000 Freehold

CASH BUYERS ONLY *** A beautiful 4 storey, bow-fronted period home full of character currently arranged as a 4 bedroom property with exceptionally flexible accommodation. Requiring modernisation, this impressive home offers outstanding potential to create a truly exceptional residence, tailored to your own style and needs. Ideally situated on a highly SOUGHT AFTER street, directly opposite The Level and just a short walk from Brighton city centre and Brighton Station, the property enjoys a superb central location. The versatile layout also provides the opportunity to create a self-contained basement annexe or apartment benefiting from it's own private street entrance, making it ideal for guests, independent family living or potential rental income offered to the market CHAIN FREE and exclusive to Maslen Estate Agents. Energy Rating: C71

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Front door to:

Open Plan Lounge/Dining Room
Wood effect flooring, bow window to front, ceiling rose, ceiling cornicing, radiator, stairs rising to first floor, stairs descending to lower ground floor, door to Kitchen.

Kitchen
Range of wall & base units with roll edged work surfaces over, inset stainless steel sink drainer unit with mixer tap, space for appliances, wood effect flooring, window to rear, door to:

Cloakroom
WC, pedestal wash hand basin with mixer tap, wall mounted boiler, wood effect flooring, door to rear garden, window to side.

First Floor Landing
Sash window to rear, stairs rising up second floor, wood effect flooring, doors to both rooms.

Bedroom
Window to rear, wood effect flooring, radiator, opening to:

Bedroom
Bow window to front with door opening onto balcony, picture rail, radiator.

Second Floor Landing
Window to rear, hatch to loft space, wood effect flooring, doors to both rooms.

Bathroom
WC with push button flush, bidet, corner shower cubicle with wall mounted shower, pedestal wash hand basin with hot & cold taps, part tiled walls, window to rear, heated towel rail.

Bedroom
Window to front, radiator.

Lower Ground Floor

Bedroom/Lobby
Window to rear, radiator, doors to both rooms.

Bedroom
Door to front, window to front, radiator.

Utility Room
Door to rear garden, door to shower room, tiled floor, sink drainer unit with hot & cold taps.

Shower Room
WC, wash hand basin with hot & cold taps & vanity storage below, shower cubicle with mains fed shower over, part tiled walls, tiled floor, window to side.

Outside

Rear Garden
Patio garden enclosed by brick walling, gate to rear.

Total approx floor area
143.7 sq.m. (1547.1 sq.ft.)

Council tax band D

Parking zone Y

V1









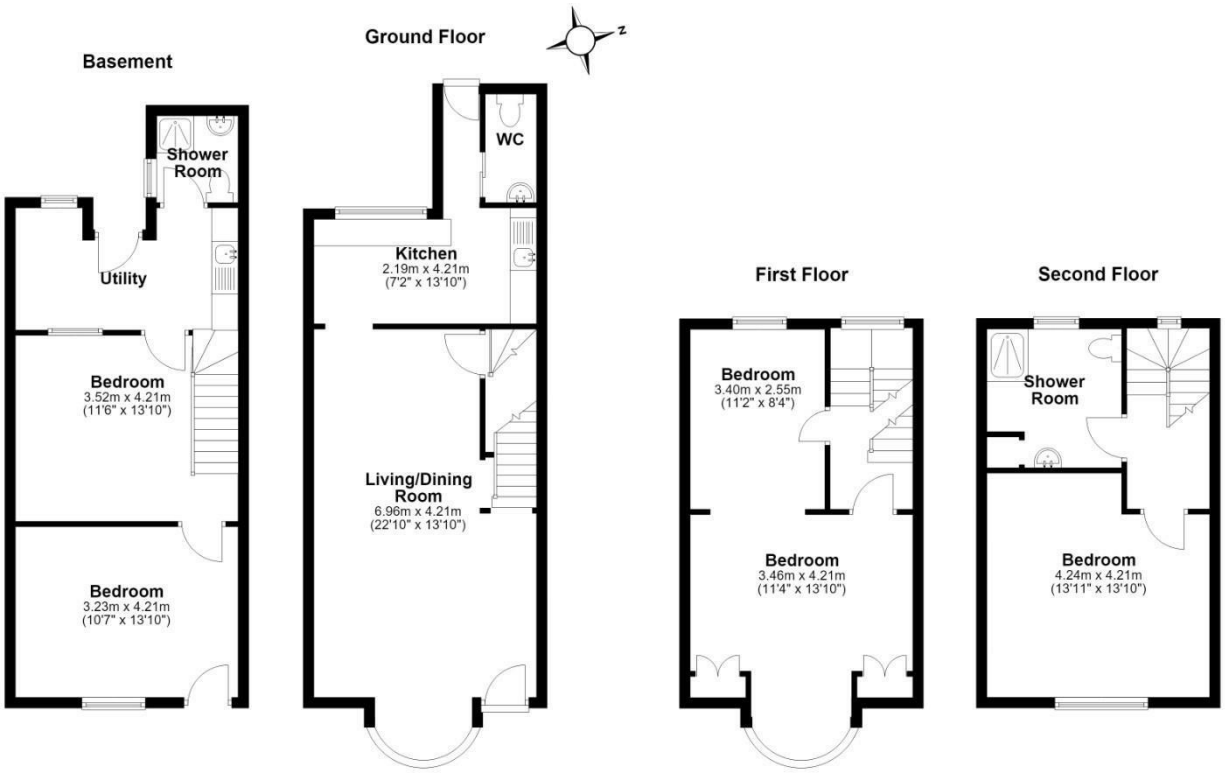








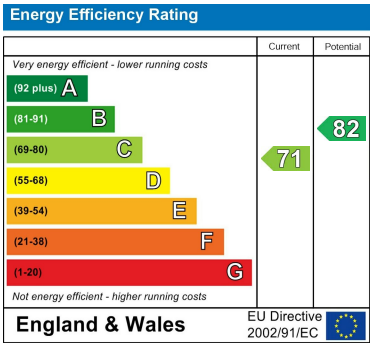


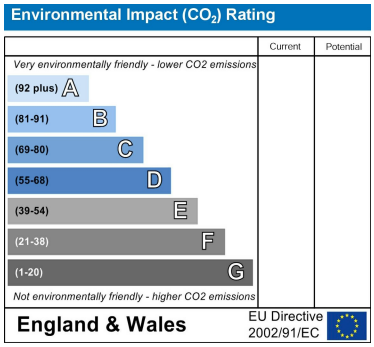


Total area: approx. 143.7 sq. metres (1547.1 sq. feet)

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 Road





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 prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

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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