



405 Ditchling Road
Brighton, BN1 6XB
Guide Price £750,000



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* * GUIDE PRICE £750,000 - £775,000 * * A detached 3 bedroom chalet bungalow enjoying an open aspect and countryside views from the front of the property over Hollingbury Park and with a sunny west facing rear garden. Occupying this generous plot measuring 115' x 38' the property is set well back from the road behind double gates with off street parking for 2 vehicles. There is easy access into the heart of the city, together with easy access out onto both the A23 and A27. The property offers scope to improve or develop, either simply putting your own stamp on the interior which has a contemporary fitted kitchen and bathroom as well as stripped wooden floorboards in a majority of the rooms, or perhaps connect the living room and kitchen at the back to create a fabulous open plan kitchen/diner/living room. Alternatively there may be potential to expand and go up and out as many other properties have done so on this exclusive road (STNC). * * VIEWING RECOMMENDED * *

Location

Situated north of Fiveways enjoying an open aspect from the front of the property and with views over to Hollingbury Park. Ditchling Road provides an easy route in and out of the city with fast access onto the A27/A23 which are just minutes away. The Fiveways community is within a short stroll with its local shopping facilities, cafes and bars. There are numerous local schools catering for all ages within easy reach including the popular Balfour, Varndean & Dorothy Stringer schools campus. Hollingbury Park and golf course, Preston Park and Blakers Park are all close to hand providing their recreational facilities, and there are local bus services in Ditchling Road providing easy access to Brighton city centre and seafront.

Accommodation

All measurements are approximate.

Ground Floor

Entrance Hall

Approached via a part glazed front door. Radiator. Wood laminate floor. Staircase leading to the first floor.

Living Room 18'3" into bay x 11'9" (5.58 into bay x 3.60)

Feature tiled fireplace with open grate and tiled hearth. Stripped wooden floorboards. Radiator. Large double glazed bay window to rear with double glazed door leading onto the rear garden.

Modern Kitchen 11'7" x 10'9" max (3.54 x 3.30 max)

Fitted with a range of modern units with contrasting worktops comprising single drier sink unit with mixer tap with cupboard below and space and plumbing for washing machine. Space for slot in cooker. Further range of worktops with drawer unit and cupboards below and with space for underworktop fridge and freezer. Matching range of wall cupboards. Radiator. x2 Double glazed windows to rear

overlooking the rear garden. Door to side entrance with access to the front and rear gardens.

Bedroom 2 13'6" x 11'10" (4.12 x 3.63)

Stripped wooden floorboards. Radiator. Large double glazed bay window to front.

Bedroom 3 11'2" x 8'10" (3.42 x 2.71)

Stripped wooden floorboards. Radiator. Double glazed window to front.

Bathroom

Modern bathroom with part tiled walls and with white suite comprising panelled bath with mixer tap and with fitted shower over with large rainshower head and had shower attachment. Fitted glass shower screen. Wash hand basin with mono tap. Low level wc. Chrome heated towel rail. Large linen cupboard. Cupboard housing 'Vaillant' gas central heating boiler. Tiled floor. Double glazed window to side.

First Floor

Landing

Double glazed window to side. Door leading to:

Bedroom 1 16'4" max x 10'9" (5.00 max x 3.30)

Stripped wooden floorboards. Radiator. Double glazed window to front enjoying an open aspect and with views over Hollingbury Park.

Outside

Private Driveway

Wooden double gates leading to private block paved driveway providing off street car hardstanding space for 2 vehicles.

Front Garden

Lawned area of front garden with mature flower and shrub borders with many varieties of trees and shrubs. Wide block paved side access leading to the rear garden.

Rear Garden 52'5" x 38'0" (16.0 x 11.6)

Enjoying a bright, sunny west facing aspect with a good degree of privacy and arranged with a paved and brick paved patio area leading to the remaining area of garden with area of lawn and with large areas and flower and shrub borders planted with mature trees and shrubs. Additional area of seating at the end of the garden with fish pond. Apple tree and mature beech tree.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

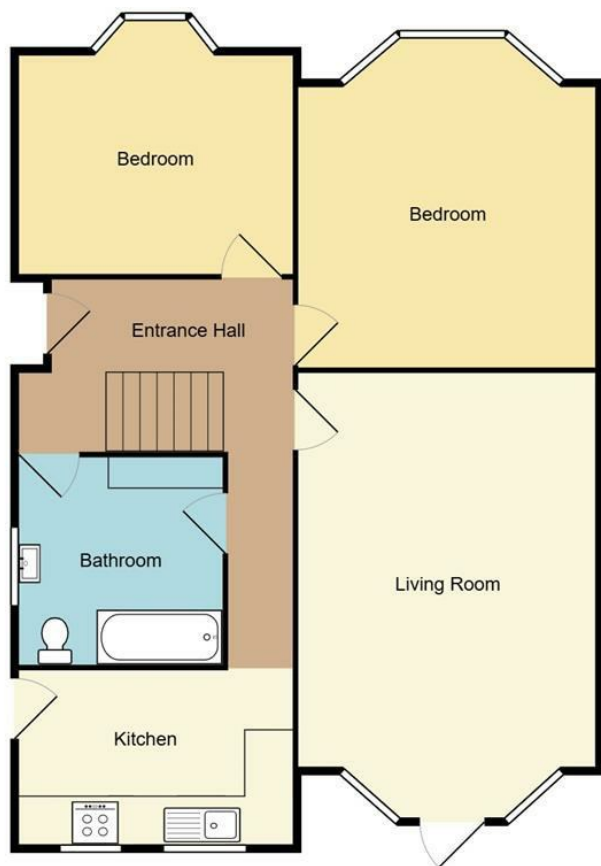
APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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

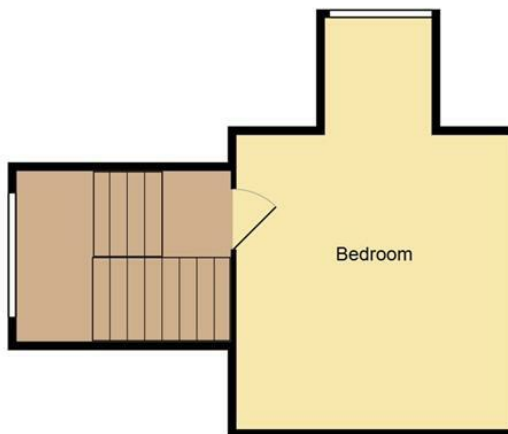
THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

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





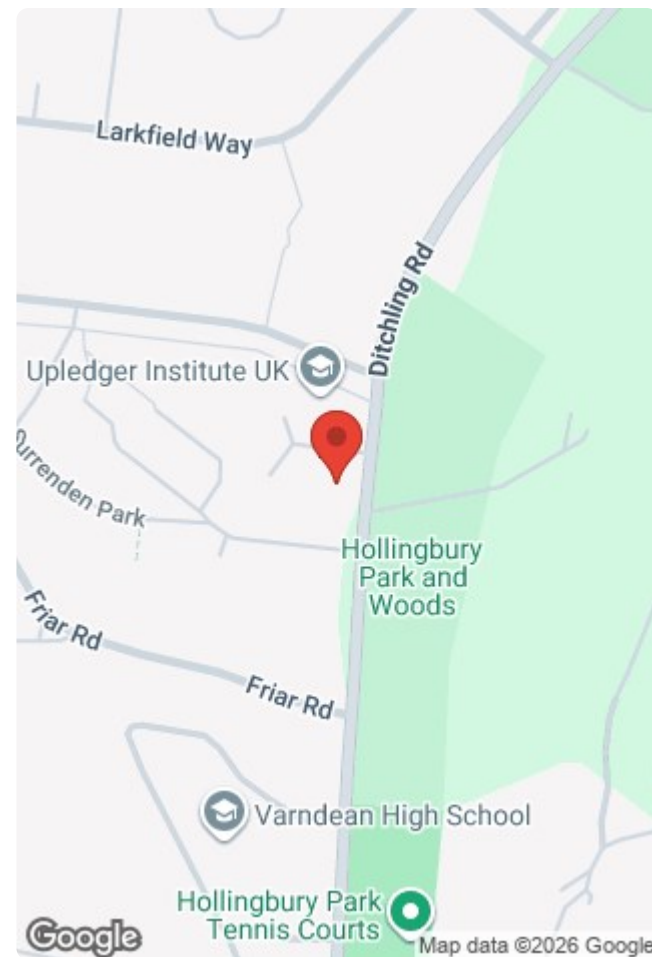
Ground Floor
Area: 73.0 m² ... 786 ft²



First Floor
Area: 21.0 m² ... 226 ft²

Total Area: 94.0 m² ... 1012 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

