



**Ladies Mile Road, Brighton, BN1 8TE**

**welcome to**

**Ladies Mile Road, Brighton**

An impressively proportioned four-bedroom detached home set on a generous plot with a well sized southerly rear garden and a private driveway offering ample parking for multiple vehicles. Viewing is highly recommended to appreciate both the scale and setting on offer.

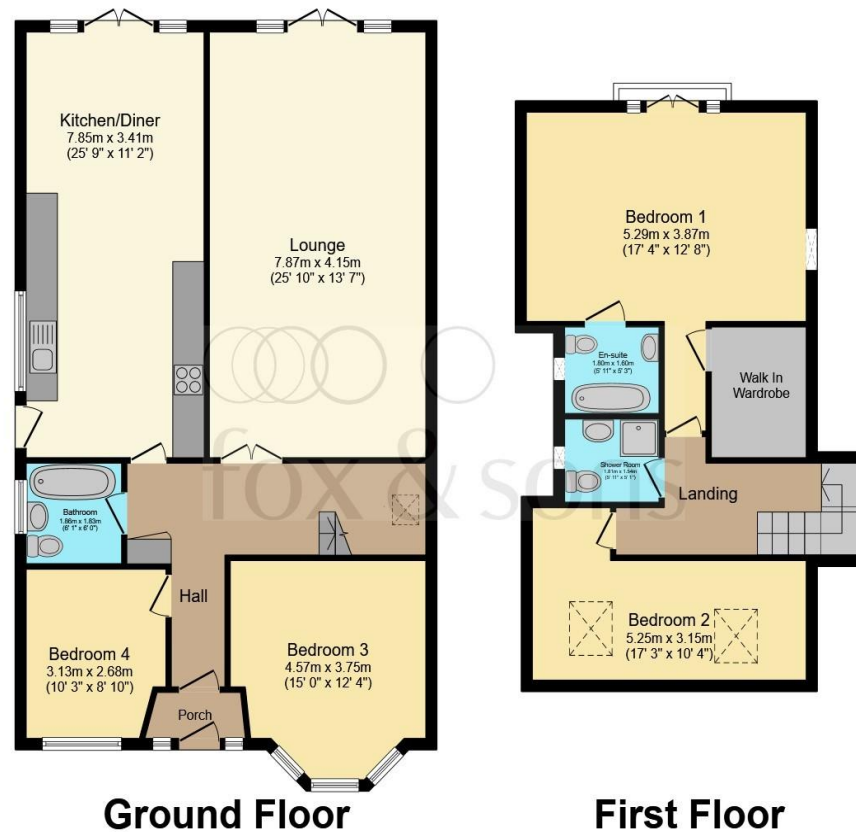


An impressive and substantial four-bedroom detached family residence, enviably positioned along the highly regarded Ladies Mile Road in Patcham, Brighton. Offering well-proportioned and versatile accommodation arranged over two floors, this attractive home is ideally suited to modern family living.

The ground floor is centred around a generous principal reception room, providing an excellent space for both everyday living and more formal entertaining. A contemporary kitchen/dining room forms the heart of the home, perfectly designed for family life and social gatherings, while the property further benefits from three well-appointed bath and shower rooms, ensuring comfort and convenience for growing households.

Externally, the property occupies a generous plot with a substantial southerly facing rear garden, offering a fantastic setting for outdoor entertaining, children's play, or simply enjoying the sunshine. To the front, ample off-street parking is provided, adding to the home's practicality.

Ideally located within close proximity to highly regarded local schools, green open spaces and excellent transport links into Brighton & Hove, this is a superb opportunity to acquire a quality family home in one of Patcham's most sought-after residential locations. Early viewing is highly recommended to fully appreciate the space, setting and lifestyle on offer.



Total floor area 157.3 m<sup>2</sup> (1,694 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## welcome to Ladies Mile Road, Brighton

- DETACHED HOME
- 4 BEDROOMS
- SOUTHERLY REAR GARDEN
- LARGE LOUNGE
- 3 BATHROOMS
- SPACIOUS KITCHEN DINING ROOM
- OFF ROAD PARKING TO FRONT FOR SEVERAL CARS
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

# £725,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PRP106907](https://fox-and-sons.co.uk/Property/PRP106907)



Property Ref:  
PRP106907 - 0002

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