



31 Ditchling Crescent, Brighton, BN1 8GD

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

Spacious Entrance Hall * Living Room with fireplace and lovely views over the area *

Three good size Bedrooms

Shower room * Separate W.C. * Spacious Kitchen/Breakfast Room with a wide range of units * Large Loft * Conservatory with door to garden and offering stunning views to the

South Downs.

Outside: front garden * Side access * Good Size West Facing Rear Garden Shared Drive to Garage

Steps take you down to the entrance of the home, once inside; you are greeted by the entrance hallway with Parquet flooring. To the front of the home, you will find the three good-size double bedrooms, the master enjoying built-in wardrobes and large bay window flooding the room with natural light. Beyond this is the family shower room with separate WC.

To the rear of the home, you will find the generous reception room. Next to this is the spacious Kitchen/Breakfast room, leading to the conservatory, which also gives access to good size rear garden, stunning far-reaching views across Brighton and beyond. Access to garage via garden or shared drive with electric garage door.



There is excellent shopping nearby in Carden Avenue with the Asda supermarket, Marks & Spencer's Food Hall and Matalan. Further local shopping is nearby at Fiveways including a Post office, Butcher, Greengrocer and Co Op. Good public transport is within easy reach providing access to Brighton City Centre and the A27. Brighton City Centre and seafront with its fine recreational facilities and bathing beaches being approximately three miles distant. Hollingbury Golf Course is close by and Withdean Stadium with its running track, squash courts and gymnasium and the Amex Community Stadium both being approximately two miles distant

Local Information

Patcham High School	1.0 miles
Carden Primary School	0.5 miles
Dorothy Stringer High School	1.3 miles
Varndean Schools Complex	1.1 miles

Fiveways local shopping	1.3 miles
Carden Avenue shopping	0.6 miles

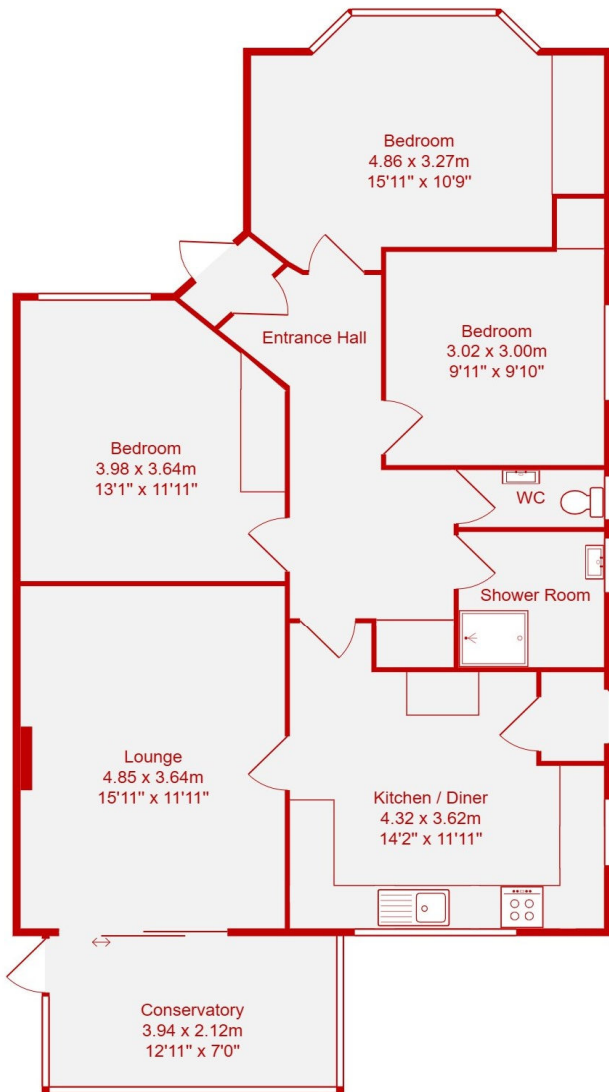
Preston Park Station	2.0 miles
London Road Station	1.8 miles

Brighton Seafront	3.0 miles
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All distances approximate

Council Tax Band D





Total Area: 99.5 m² ... 1071 ft²

All measurements are approximate and for display purposes only.



Local Authority Brighton & Hove		Council Tax Band: D Annual Price: £2,339	
Conservation Area No		Flood Risk No Risk	
Floor Area 0 ft ² / 0 m ²		Plot Size 0.10 Acres	
Mobile Coverage EE Vodafone Three O2		Broadband Basic Superfast Ultrafast	
		2 Mbps 31 Mbps 1000 Mbps	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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