



342 Ditchling Road, Brighton, BN1 6JG

**BEAUMONTS**  
ESTATE AGENTS

## SUMMARY OF ACCOMMODATION

**Ground Floor:** Covered Entrance Porch \* Entrance vestibule and glazed door to Hall with original banister & under stair cupboard \* Lounge with period style working fireplace and double glazed sash window to front \* Dining Room with period fireplace \* Breakfast Room \* well equipped Kitchen with some integrated appliances.

**First Floor:** Landing with skylight \* Three Double Bedrooms \* Attractive spacious Bathroom with white suite.

**Top Floor:** Access to eaves storage \* Double Bedroom with dormer window to rear.

**Outside:** Formal front garden and side access to the walled rear garden designed for low maintenance with established flower and shrub borders, outside tap.

### **Gas Central Heating & Part Double Glazing**

This very attractive end terrace redbrick fronted Edwardian family house with part tile hung elevations still retains many attractive period features is offered in excellent decorative order throughout. Situated in this highly sought after area and enjoying light and airy accommodation arranged over three floors together with a sunny garden. On the ground floor are three good size reception rooms and a well fitted kitchen. On the first floor are three double bedrooms and bathroom. There is also a large fourth bedroom on the top floor. Outside is an attractive rear garden with Patio area, and rear access.



Situated in this popular residential area approximately 2 miles from Brighton City centre and the seafront with its comprehensive recreational facilities, bathing beaches and shopping centre. There is excellent local shopping close-by at Fiveways including a Baker, Grocer, Coop, Butcher and Post Office and at Preston Village with a Sainsbury's Local. Both Blaker's Park with its children's play area and the beautiful 65 acre Preston Park with its tennis courts, bowling greens and cycle track is within walking distance as is Preston Park railway station. The property is also very conveniently located for easy access to the excellent schools for children of all age groups including the very popular Balfour/Vardean school complex.

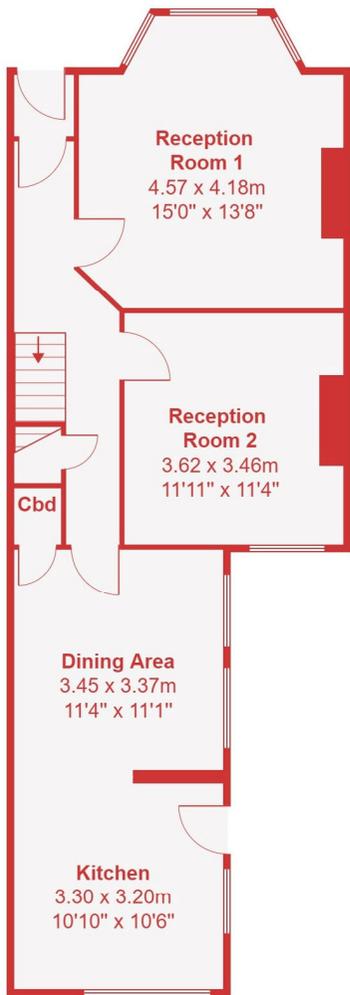
### Local Information

Downs Jnr/Infant School	0.5 miles
Dorothy Stringer School	0.4 miles
Vardean Schools	0.3 miles
Cardinal Newman School	1.3 miles
Preston Park Station	1.1 miles
London Road Station	1.0 miles
Brighton Station Mainline	1.9 miles
Brighton Seafront	2.0 miles

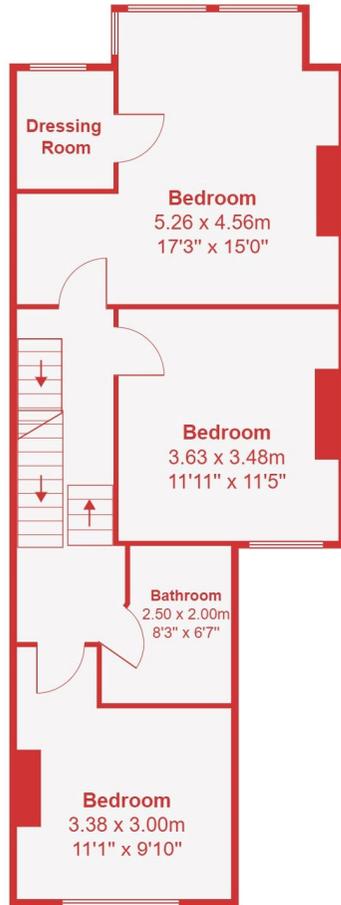
**All distances are approx.**

Council Tax Band E	
Parking Zone	F





Ground Floor



1st Floor



2nd Floor

Total Area: 152.0 m<sup>2</sup> ... 1636 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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.