



**338 Ditchling Road Road, Brighton, BN1 6JG**

**BEAUMONTS**  
ESTATE AGENTS



## **SUMMARY OF ACCOMMODATION**

**GROUND FLOOR:** Communal Entrance Hall

**FIRST FLOOR:** Landing \* Spacious Lounge with feature Fireplace \* Second Bedroom \* Spacious Modern Kitchen Breakfast Room \* Bathroom \* Rear Double Glazed Lobby with steps to Garden.

**TOP FLOOR:** Master Bedroom with lovely views.

**OUTSIDE:** Attractive walled front garden. Walled rear garden with lawn, flower and shrub borders and gated rear access.

### **GAS CENTRAL HEATING SEALED UNIT DOUBLE GLAZING**

This lovely spacious light and airy maisonette occupies the upper floors of this attractive bay fronted Victorian property located just to the north of Fiveways. The property is offered in excellent decorative order and has stripped pine doors, fitted carpets and floor coverings. There is a lovely spacious living room with large bay window to front and feature fireplace. Both of the bedrooms are double and there is a modern tiled bathroom. To the rear is the kitchen breakfast room fitted with ample modern white high gloss units, door to a rear double glazed lobby with door and steps to the good sized walled rear garden with rear access.



The property is situated in this highly sought after residential area within walking distance of excellent schools for children of all age groups. There is also excellent local shopping available nearby at Fiveways and with the Asda supermarket, Marks & Spencer Food Hall all less than 2 miles distant. There is a regular bus service available on Ditchling Road providing easy access to the City centre and Preston Park mainline railway station is less than 1 mile distant. Brighton City Centre and seafront being approximately 2 miles distant. Hollingbury Golf course is ½ a mile away and Withdean Sports Stadium with its running track, squash courts and gymnasium is approximately 1 mile distant. Brighton Marina with its Cinemas, Casino and Bowling Alley is approx. 4 miles distant.

### Local Information

Downs Infant & Junior	0.5 miles
Balfour Road Infants	0.4 miles
Dorothy Stringer High School	0.6 miles
Varndean Schools Complex	0.4 miles

Preston Park Station	1.0 miles
London Road Station	0.8 miles
Brighton Mainline	1.7 miles

Brighton Seafront	2.0 miles
Brighton Shopping Centre	1.8 miles

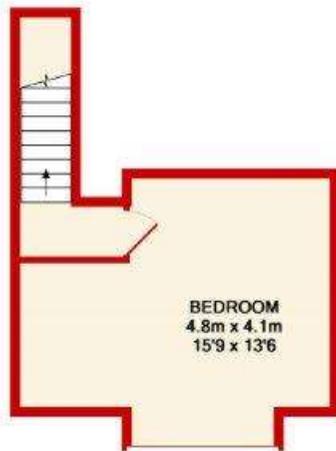
*All distances approximate*

Council Tax Band E  
Share of Hold - Lease remainder of 999 years





1ST FLOOR  
APPROX. FLOOR  
AREA 59.4 SQ.M  
(639 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 20.1 SQ.M.  
(217 SQ.FT.)

TOTAL APPROX. FLOOR AREA 79.5 SQ.M. (856 SQ.FT.)  
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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.