



245 Ditchling Road, Brighton, BN1 6JD

**BEAUMONTS**  
ESTATE AGENTS

## SUMMARY OF ACCOMMODATION

**Ground Floor:** Entrance Hall \* Superb through Living Room with bay window to front and period fireplace \* Kitchen Dining Room with BiFold doors to garden \* Cloakroom

**First Floor:** Spacious Landing \* Master Bedroom with En Suite Shower/WC \* Two further double Bedrooms \* Family Bathroom.

**Top Floor:** Bedroom four with Velux windows to rear, eaves storage

**Outside:** Front garden \* Sunny west facing walled rear garden.

### **CHAIN FREE Gas fired central heating**

This delightful property retains all the charm and character associated with properties of the period, and offers many attractive features including some solid oak flooring, period fireplaces, stripped pine doors and high skirting boards. The well proportioned rooms offer light and airy accommodation benefitting from gas fired central heating. Conveniently situated just south of Fiveways the property is well placed for good local shopping and excellent schools for children of all age groups. Brighton City Centre with its excellent shopping and seafront with its bathing beaches and many recreational facilities are approximately 1.5 miles distant. Preston Park mainline railway station is approximately 0.5 miles away.



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 closeby 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 65 acre Preston Park with its tennis courts, bowling greens and cycle track is are 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/Varndean school complex.

### Local Information

Downs Infant & Junior	0.4 miles
Balfour Road Infants	0.7 miles
Dorothy Stringer High School	0.7 miles
Varndean Schools Complex	0.5 miles

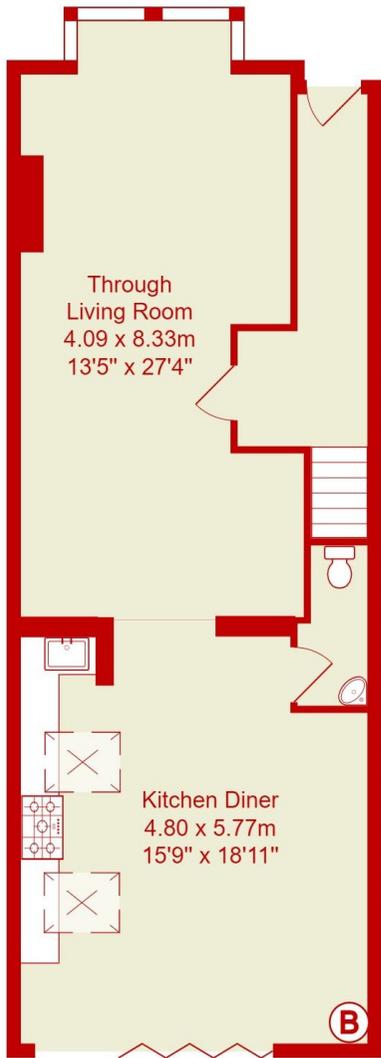
Preston Park Station	1.0 miles
London Road Station	0.8 miles
Brighton Mainline	1.7 miles

Brighton Seafront	2.0 miles
Brighton Shopping Centre	1.8 miles

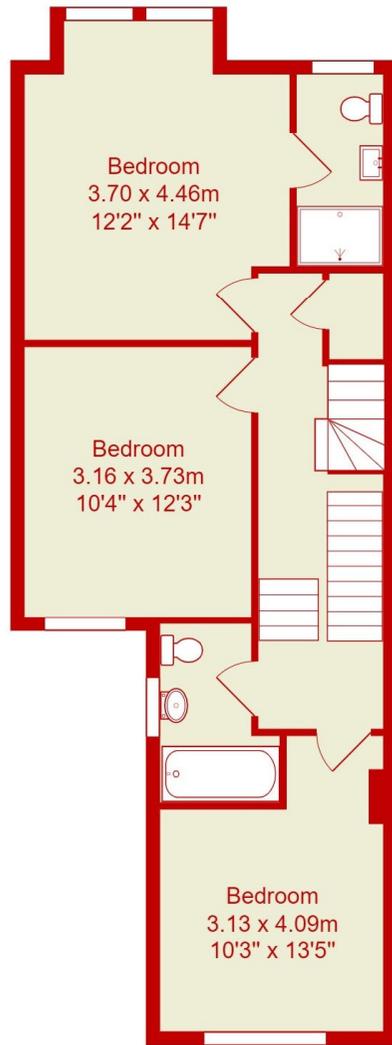
*All distances approximate*

Residents Parking Zone	J
Council Tax Band	D

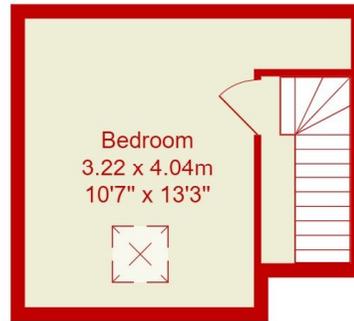




Ground Floor



1st floor



2nd Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total Area: 142.0 m<sup>2</sup> ... 1529 ft<sup>2</sup>

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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.