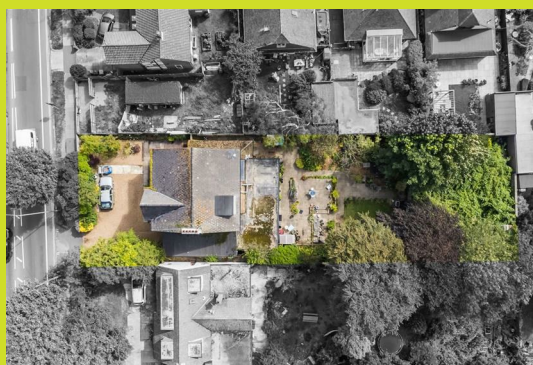




Ditchling Road, Brighton



Price
£1,750,000
 Freehold

- AN EXCEPTIONAL EDWARDIAN • SIX BEDROOMS HOME
- FOUR RECEPTION ROOMS
- OFF ROAD PARKING FOR MULTIPLE CARS
- 30FT GARAGE
- DEVELOPMENT OPPORTUNITY STNPG
- 120FT X 60FT GARDEN

Robert Luff & Co working as Joint Agents with Austin Gray are delighted to offer for sale this outstanding, rarely available detached, Edwardian family home situated in the ever popular Ditchling Road. This detached residence truly is one of a kind and consists of six bedrooms, four reception rooms, open plan kitchen/dining area, utility area and family bathroom. This family home also benefits from a driveway with parking for multiple cars, 30ft garage, rear garden split into two sections and impressive period features throughout.

Ditchling Road allows an easy route in and out of the city with fast access to the A27 and A23 which are just minutes away, as is the South Downs National Park. Good local state and independent schools can be found in this district including Vardean & Dorothy Stringer, along with other amenities such as Preston Park, a range of local shopping amenities at Preston Village & Fiveways and a further range of shops, restaurants and cafes in Patcham Village. Preston Park & Brighton mainline station are also in close proximity with direct commuter links to London.

**Robert
 Luff & Co**
 Sales | Lettings | Commercial

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www.robertluff.co.uk



Accommodation

Entrance Hall

Ground Floor WC

WC. Wash hand basin. Radiator. Double glazed window to side.

Kitchen/Dining Room 26'00 x 11'10 (7.92m x 3.61m)

Fitted kitchen with matching wall and base units. Worktop incorporating sink/drain unit. Peninsula. Space for Range cooker and Dishwasher. Extractor fan. Integrated larder fridge. Walk in Pantry. Skylight. Door to utility room with space for washing machine, Fridge/freezer and tumble dryer. Double doors to reception room. Door to garden.

Study 11'11 x 10'11 (3.63m x 3.33m)

Double glazed sash window to front. Solid wood floors. Radiator. Picture Rail.

Living Room 19'1 x 16'10 (5.82m x 5.13m)

Double glazed bay sash window to front. Period feature fireplace, coving & picture rail. Solid wood floors. Radiator.

Reception Room 18'6 x 15'10 (5.64m x 4.83m)

Solid wood flooring. Fireplace. Radiator. Two double glazed windows. Double doors to kitchen. Double doors to family room. Period coving and picture rail.

Family Room 22'9 x 17'0 (6.93m x 5.18m)

Sliding doors to rear garden. Radiators. Coving.

Stairs to first floor

Bedroom One 19'3 x 16'30 (5.87m x 4.88m)

Double glazed bay sash window to front. Solid wood flooring. Period coving & picture rail. Radiators.

Bedroom Two 16'10 x 15'11 (5.13m x 4.85m)

Double glazed window to rear. Solid Wood flooring. Radiator. Wash hand basin. WC.

Bedroom Three 11'10 x 10'11 (3.61m x 3.33m)

Double glazed window to front. Solid wood flooring.

Bathroom

Bath. Shower cubicle. Wash hand basin. Extractor fan. Double glazed window to rear.

WC

WC. Wash hand basin. Double glazed window to rear.

Stairs To Second Floor

Bedroom Four 16'4 x 15'6 (4.98m x 4.72m)

Double glazed window to side. Solid wood flooring. Access to eaves storage. Radiator.

Bedroom Five 14 x 13'10 (4.27m x 4.22m)

Double glazed window to rear. Wooden flooring. Radiator.

Bedroom Six 19'5 x 8'8 (5.92m x 2.64m)

Access to balcony. Two Radiators.

Dressing Room 13'5 x 6'0 (4.09m x 1.83m)

Garage 30'8 x 13'00 (9.35m x 3.96m)

Rear Garden 120'0" x 60'0" (36.58m x 18.29m)

Agents Notes

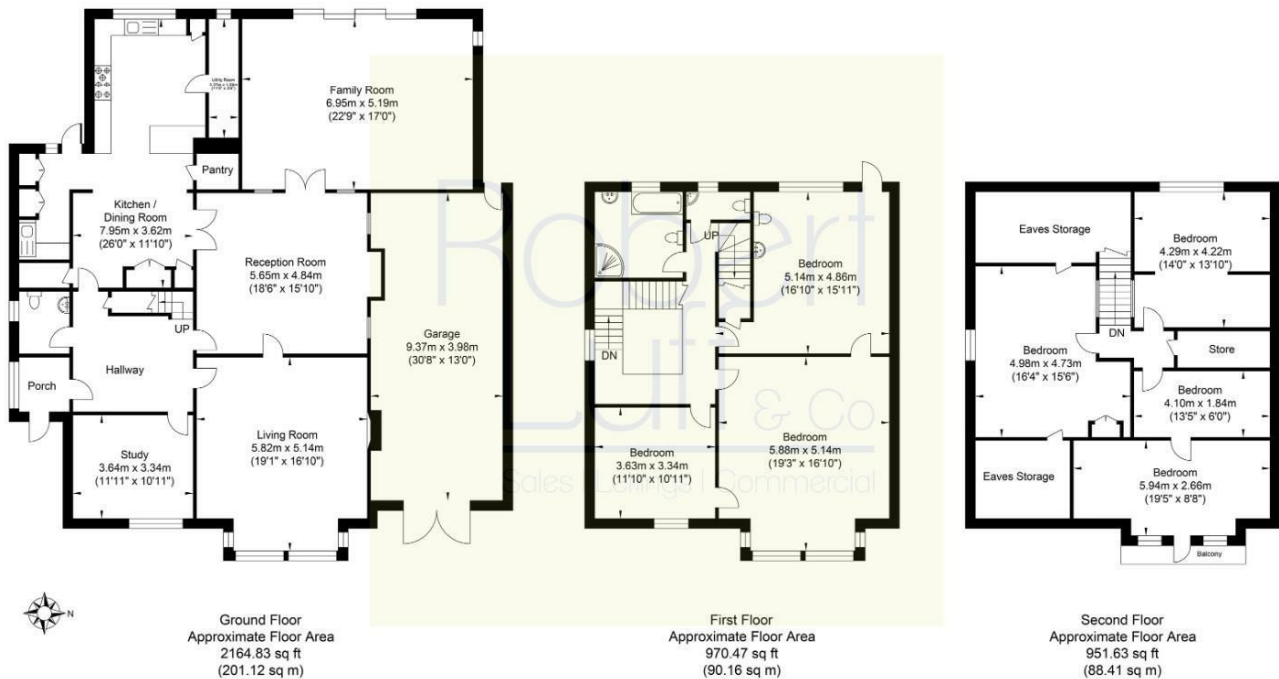
Council Tax Band F



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Ditchling Road



Approximate Gross Internal Area = 379.69 sq m / 4086.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.