



H&N

Ashford Road

Brighton, BN1 6LJ

£700,000

HEALY  
& NEWSOM

EST. 1990









# Ashford Road, Brighton, BN1 6LJ

A beautifully presented and sympathetically renovated Edwardian family home, situated in a sought-after street in Fiveways. Enjoying bay fronted elevations under a tiled roof, the property has been extended and enjoys accommodation arranged over three floors.

Boasting an abundance of period features with cast iron fireplaces, real wood floors, stripped woods doors and tall skirting boards, the property comprises a sitting room, dining room and kitchen, three double bedrooms; principal with en-suite and a contemporary family bathroom.

Furthermore, the property boasts a favoured south facing, landscaped garden with an insulated summer house that is used as an office with electric, lighting and Wi-Fi.

## Location

Ashford Road in a quiet, popular street located very close to Fiveways shops including Barfields Butchers, Ravens Bakery, Fiveways Fruit and Veg, Quaff wine merchants, Flowerpot bakery and many more cafes and shops. Desirable schools are close by including Dorothy Springer and Varndean college. Regular bus service (26 and 46) from the end of the road take you into the centre of town in less than 10 minutes. Preston Park station with direct trains to Gatwick and London is a mile away. Blakers Park and Preston park are near-by too.

## Accommodation

The entrance hall is laid to exposed original floor boards that flow throughout the majority of the ground floor, and gives access to the sitting room, dining room and kitchen in turn.

Enjoying a large box bay window with fitted plantation shutters, the living room is a good size with a moody colour palette and cosy working fireplace and stunning period surrounds.

The hallway flows open plan style onto the dining room with its bright southerly aspect and pleasant garden views. There ample room for a family dining table and chairs and clever built in storage for coats and shoes. A cosy log burner stove sits centre fold and there's original cabinetry to the alcoves.

From here, the natural flow of the house brings you into the kitchen, which is of contemporary design and flooded with natural light with an impressive vaulted ceiling. Sky lights over head can be opened and closed remotely and boasts an automated close function should it rain. The high spec Italian kitchen enjoys Quartz worktops, Bosch built in appliances (Fridge/freezer, oven, hob, washing machine and dishwasher), and sleek wall units and drawers. Large sliding doors give direct access to the patio and rear garden.

A turning staircase from the dining room rises to the first floor landing and gives access to the family bathroom, bedrooms one and two, with a further turning staircase

to the second floor principle bedroom.

The family bathroom is modern in design and offers a good use of space. Laid to ceramic tiling with sage green metro tiled surrounds, there's a characterful stripped wood sash window and period style heated towel rail. Comprising a panelled bath with shower over, a vanity unit with top Mounted bowl sink and a low level eco flush WC.

Bedroom one sits at the front of the property with a box bay sash window and a pretty decorative cast iron fireplace that provides plenty of character

Bedroom two is further double room with a large picture window over looking the rear garden with far reaching roof top and sea views.

To the second floor, the loft room accommodates a spacious principal bedroom with a compact en-suite shower room. French doors with Juliette balcony provide ample southerly light and breath-taking views over Brighton and Hove's roof tops and of the sea.

## Outside

Landscaped with contemporary tiered sleeper planters the rear garden boasts a favoured southerly aspect. Of low maintenance yet well established, there's a paved patio area with steps down to a plush lawn with mature shrubs, plants and trees to border.

At the end of the garden a decked area provides standing for an insulated office with electric, lighting and WiFi, and a small garden shed.

## Additional information

EPC: D

Tenure: Freehold

Internal Measurement: 100.6 sq m | 1,083 sq ft

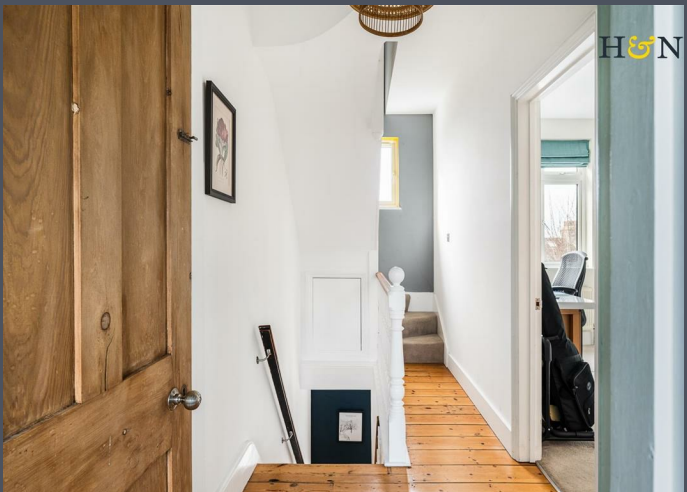
Council Tax Band: C

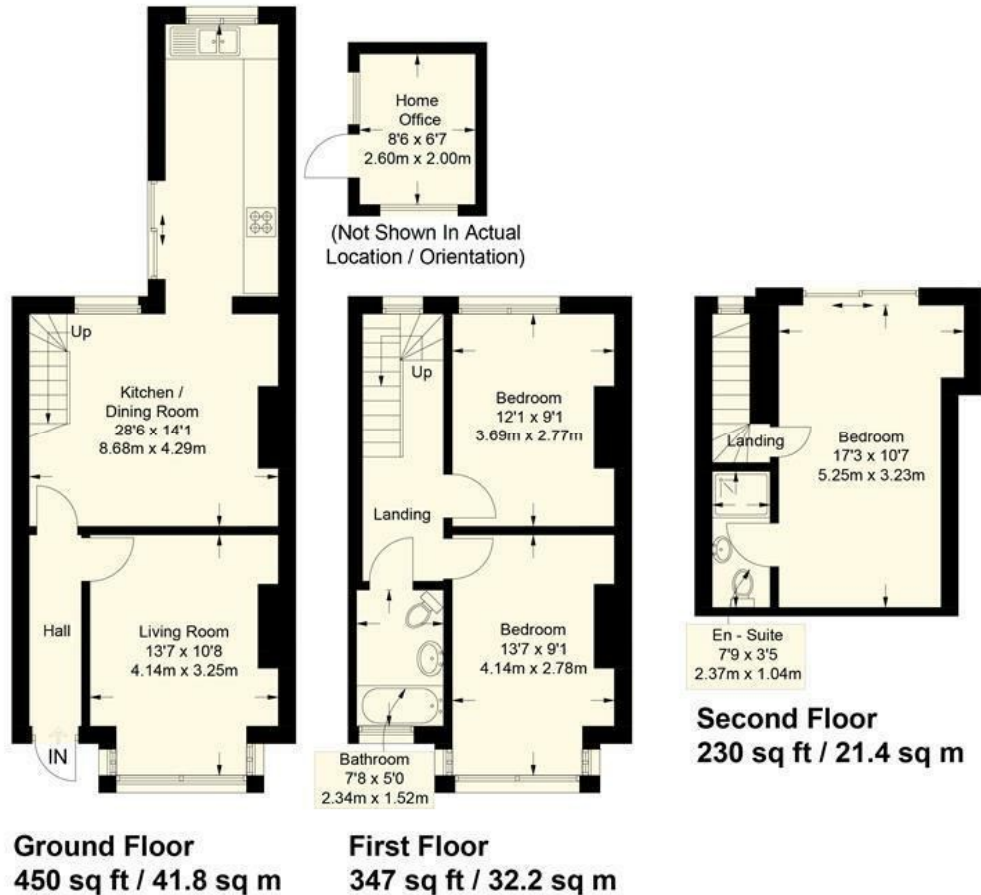
Parking Zone: F











Approximate Gross Internal Area = 1027 sq ft / 95.4 sq m  
Home Office = 56 sq ft / 5.2 sq m  
Total = 1083 sq ft / 100.6 sq m

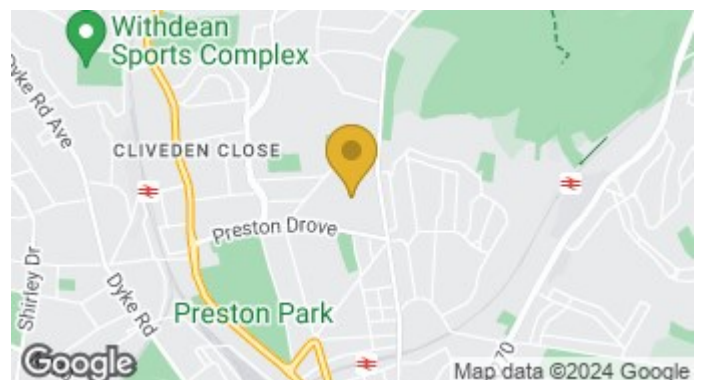
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