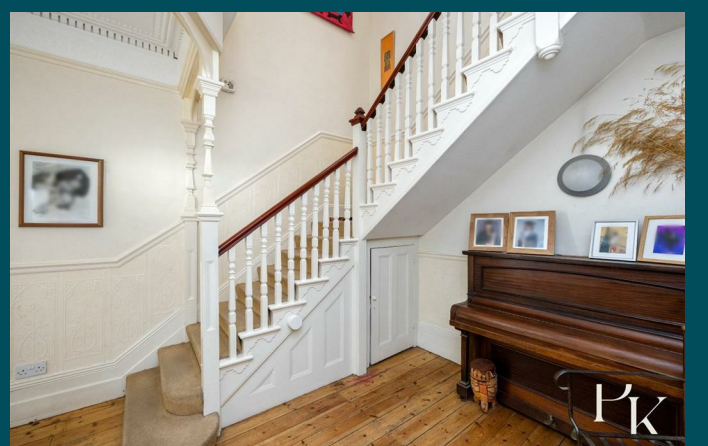
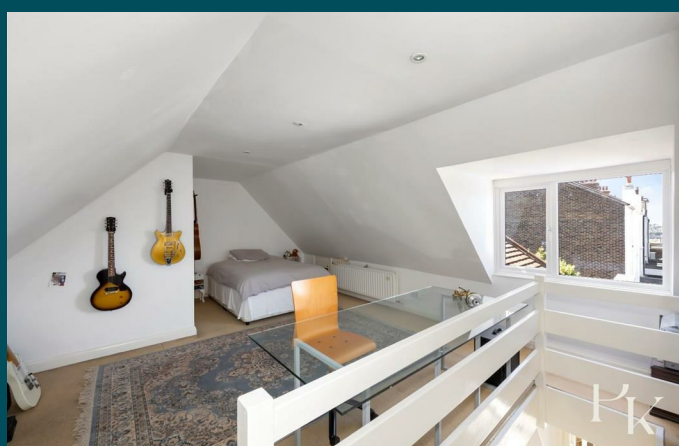




347 Ditchling Road

Brighton, BN1 6JJ

Guide price £900,000

GUIDE PRICE £900,000 - £950,000

Impressive Four-Bedroom Edwardian Family Home with West-Facing Garden in the Heart of Fiveways

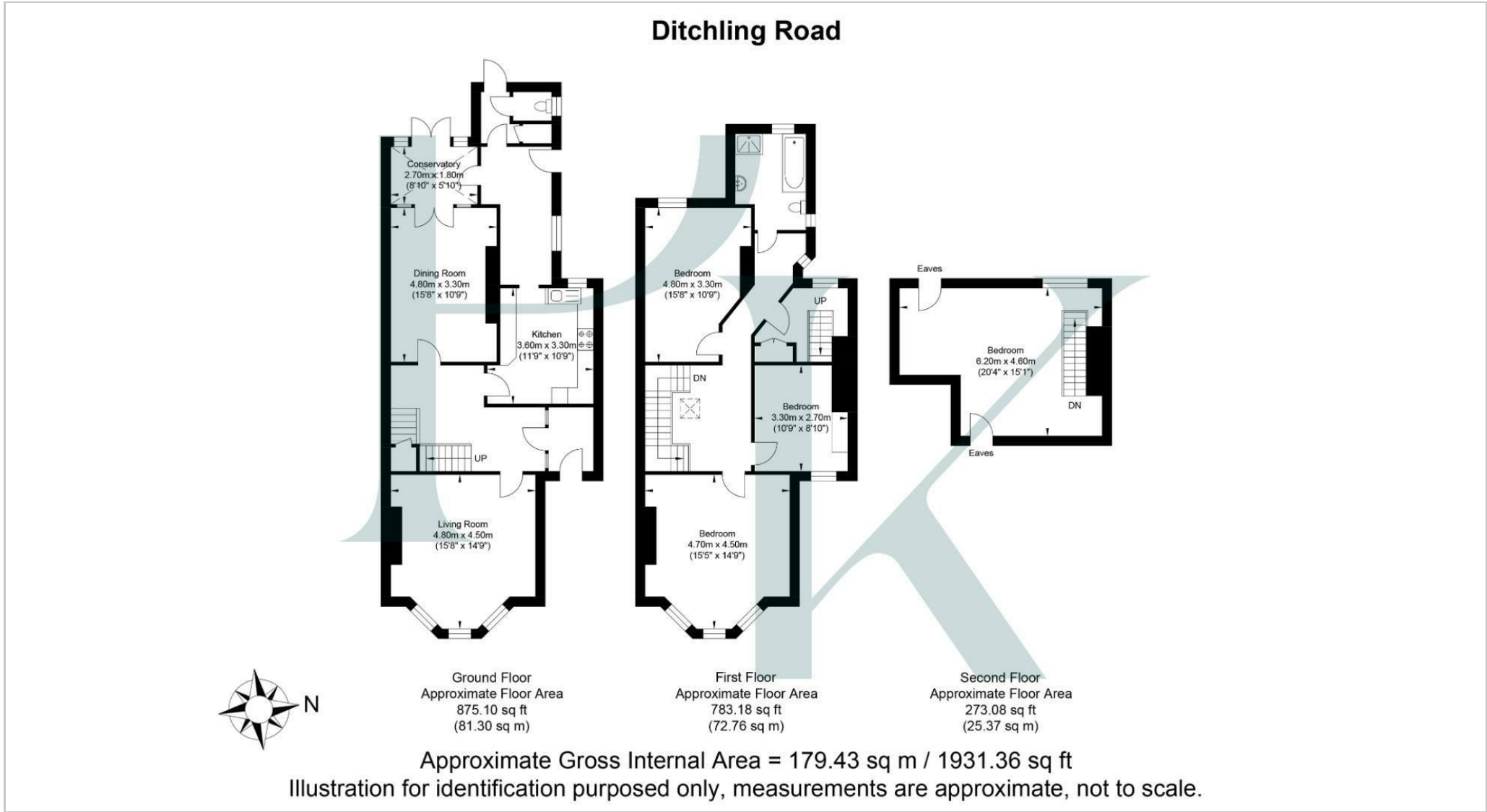
Situated in the sought-after Fiveways district on Ditchling Road, this substantial Edwardian family home combines timeless architectural charm with versatile living space set over three floors. Boasting four generously sized bedrooms, a west-facing garden with rear access, and an abundance of original character features, this property offers a unique opportunity to own a piece of Brighton's architectural heritage.

Step through the front door into a truly impressive entrance hall, where high ceilings, decorative cornices, and a sweeping staircase immediately showcase the home's Edwardian elegance. The spacious hallway leads to a bright and inviting living area, ideal for both relaxed family living and entertaining guests. Period features such as original fireplaces, picture rails, and sash windows have been lovingly preserved, enhancing the sense of character throughout.

The kitchen and dining space overlook the private west-facing garden, providing a peaceful retreat bathed in afternoon and evening sunlight – perfect for al fresco dining and family gatherings. A convenient rear access point adds practicality for gardening or secure bicycle storage.

Upstairs, a spacious landing illuminated by a large skylight creates a wonderful sense of light and openness. The four double bedrooms are arranged over the upper two floors, offering flexibility for growing families, home working, or guest accommodation. The principal bedroom enjoys generous proportions and leafy views, while the top floor benefits from far-reaching vistas and excellent natural light.

This home is perfectly positioned for families, located within close proximity to highly regarded primary and secondary schools, including Downs Infant and Junior Schools, Varndean and Dorothy Stringer High School. Local parks, independent shops, cafés, and excellent transport links.



Energy Efficiency Rating		
	Current	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		
	Current	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	

Pearson
Keehan