

# 118 Ladies Mile Road

Brighton, BN1 8TE

**Guide price £700,000 - £725,000**

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A beautifully renovated and generously proportioned four-bedroom detached family home, located in this highly sought-after residential area.

This impressive residence combines stylish interiors with practical living, offering extensive accommodation.

To the front of the property there is ample of off-road parking on a newly laid resin driveway, leading to garage.

Upon entering, you're welcomed by a thoughtfully designed layout that balances comfort and functionality. The ground floor features two well-sized bedrooms, alongside a sleek and modern family bathroom. At the heart of the home lies a spacious and inviting living room, perfect for entertaining or relaxing with the family, as well as a separate dining room which can be accessed through both the living room and kitchen.

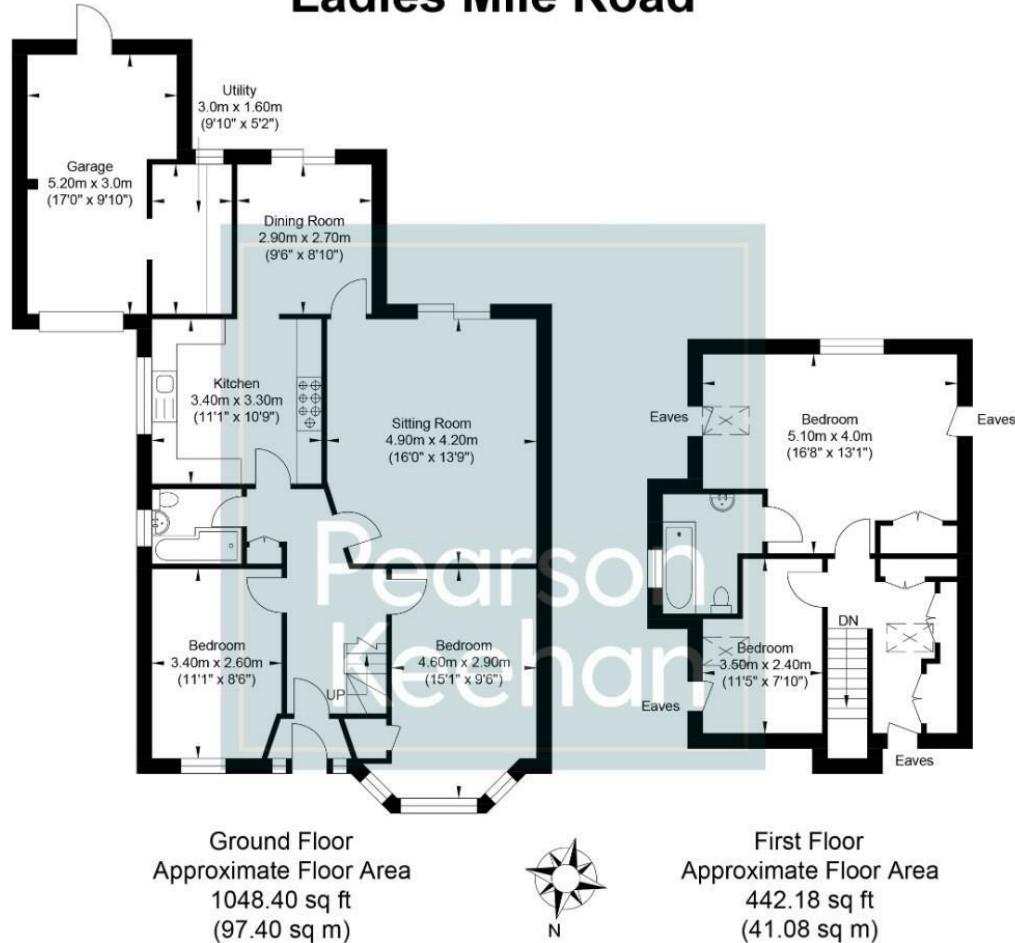
Upstairs, the expansive principal bedroom serves as a peaceful retreat, complete with its own en-suite bathroom. A further bedroom on this level offers flexible use for growing families, hobbies, or remote working.

Outside, the property continues to impress with a generous south-facing rear garden, mainly laid to lawn and bathed in natural light, offering an ideal setting for outdoor dining, play, or unwinding in the sun.

Situated in a prime Patcham location, this home benefits from easy access to a wide range of local amenities including supermarkets, reputable schools, parks, and leisure facilities, all just a short distance away.



## Ladies Mile Road



Approximate Gross Internal Area (Including Garage) = 138.48 sq m / 1490.58 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		83
(81-91) B	70	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	