



## 67 ASHFORD ROAD BRIGHTON, BN1 6LL

FREEHOLD

Guide Price £775,000 - £800,000. Nestled in the highly sought-after Five Ways area of Brighton, this stunning four double bedroom period home is a true gem. The property boasts an impressive ground floor extension that has transformed the living space, creating a delightful kitchen diner that seamlessly opens onto the main living room. The layout is perfect for both family living and entertaining guests.

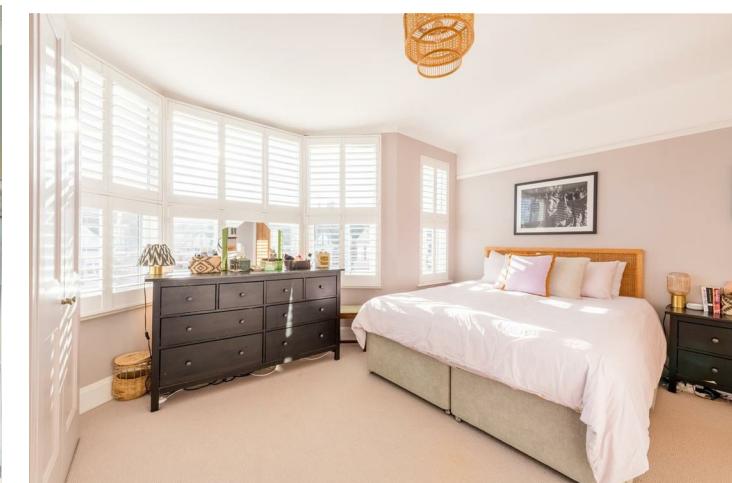
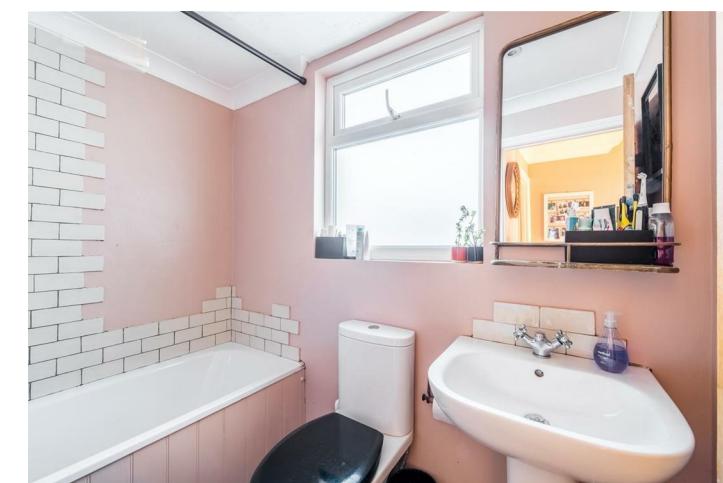
Superbly presented throughout, this home exemplifies the charm and character of period properties while offering modern conveniences. The master suite on the second floor provides a private retreat, whilst the downstairs cloakroom enhances the practicality of family life.

With its spacious rooms and thoughtful design, this home ticks every box for those seeking a perfect family residence in Brighton. The combination of period features and contemporary living makes it an excellent choice for anyone looking to settle in this vibrant community.

Five Ways is in easy walking distance to a comprehensive range of local amenities both at Fiveways and in Preston Village. There are excellent schools for children of all age groups within walking distance as are both Blakers Park and the beautiful 65-acre Preston Park with its wide range of recreational facilities including Tennis Courts, Bowling Greens and Cycle Track.

Superb public transport links with Preston Park Railway Station is only 1 miles away giving excellent access to London and local bus routes just a few minutes walk providing great access into the centre of the city.

**Nicholas  
James**  
SALES LETTINGS AUCTIONS





## 67 Ashford Road

Approximate Gross Internal Area = 138.6 sq m / 1491 sq ft

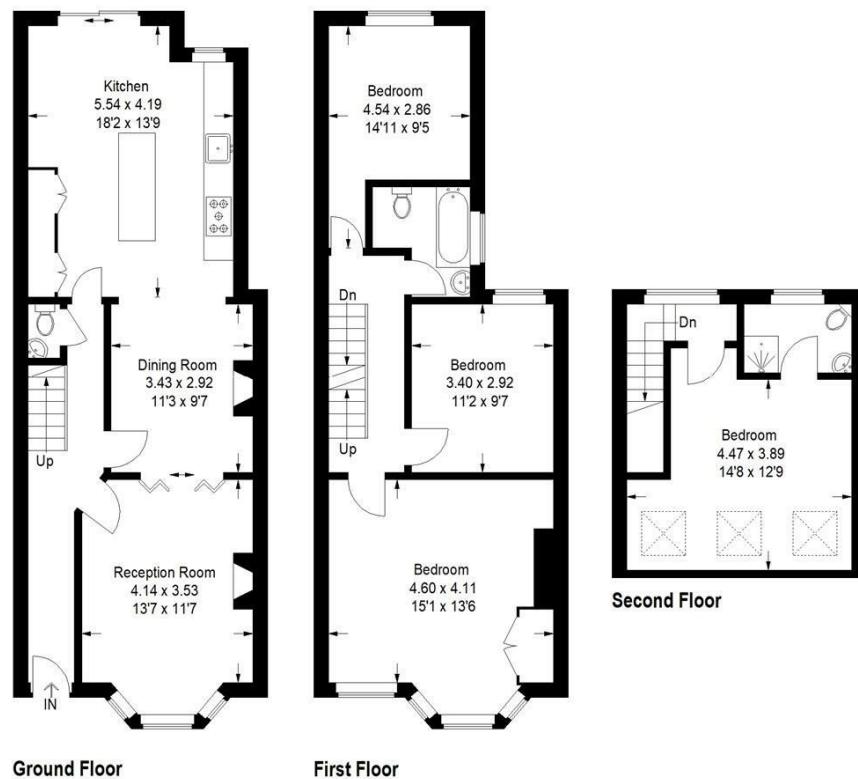


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1260156)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	58	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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