



144 DITCHLING ROAD BRIGHTON, BN1 6JA

£575,000
FREEHOLD

Situated in the highly desirable Fiveways area of Brighton, this beautifully presented three-bedroom Victorian home effortlessly combines period charm with stylish contemporary living.

The versatile accommodation extends to over 1,040 sq ft and includes a spacious bay-fronted living room, a stunning kitchen/dining room with bi-folding doors opening onto a landscaped rear garden, dining room / optional 4th bedroom, upstairs; three well-proportioned bedrooms and a modern family bathroom. Beautifully maintained throughout, the property is ready to move straight into. The current owners also have drawings approved for ground floor side return and loft conversion with full width rear dormer.

Perfectly positioned for families and commuters alike, the house is within easy reach of highly regarded local schools, Fiveways' popular cafés and independent shops, Brighton city centre and both London Road and Brighton mainline railway stations.

An exceptional family home in one of Brighton's most sought-after locations. Early viewing is highly recommended.

**Nicholas
James**

SALES LETTINGS AUCTIONS





Ditchling Road

Approximate Gross Internal Area = 96.8 sq m / 1042 sq ft

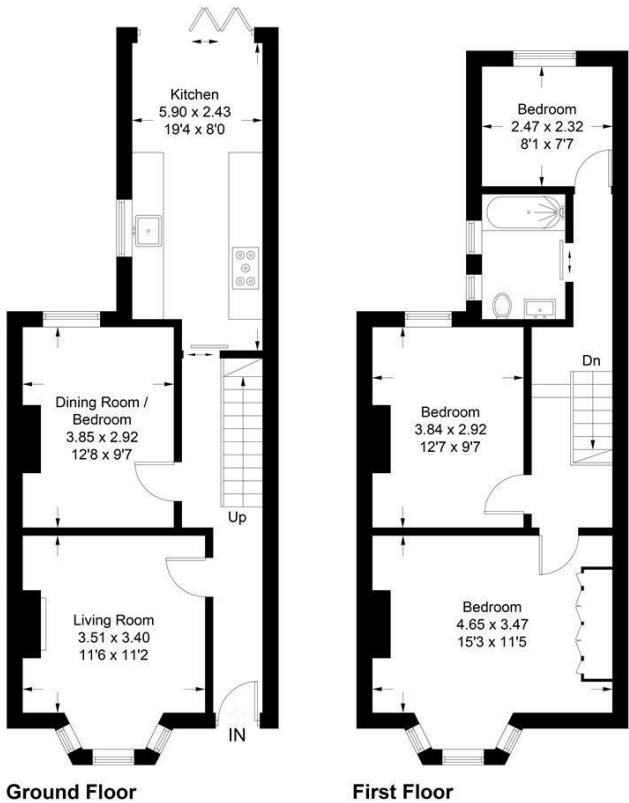
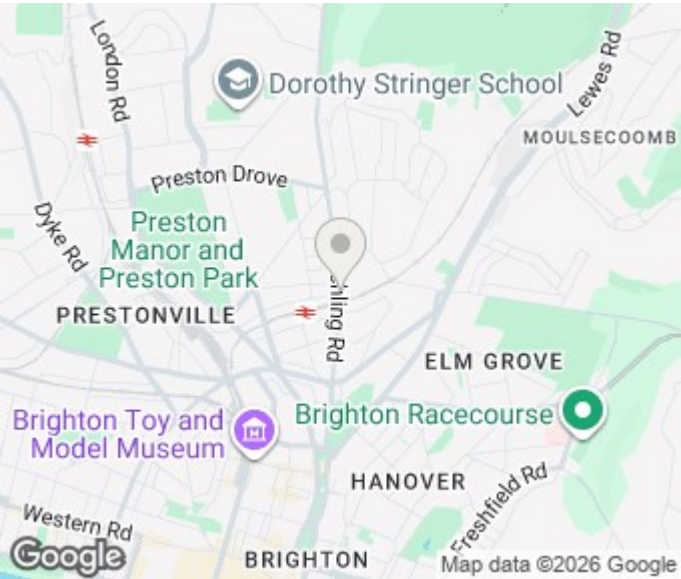


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1230764)



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	

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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