

Spencer
& Leigh

403 Ditchling Road, Brighton, BN1 6XB



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Price £995,000 - Freehold

- Detached family home
- Scope to modernise & extend STNC
- Lounge & separate dining room
- Double glazed conservatory
- Kitchen/breakfast room
- Three first floor bedrooms
- Good size front & rear gardens
- Long private drive & garage
- Sought after location
- Exclusive to Spencer & Leigh

An exciting opportunity to purchase this detached family home offering huge potential to extend and modernise STNC, whilst being located in this much sought after position just a short walk from preferred local schools. This attractive home is of red brick elevations beneath a tiled roof and features two generous reception rooms along with a double glazed conservatory. The kitchen/breakfast room is equipped with basic fitted units which are fully functional and has enough space for a table and chairs. From the entrance hall a turning staircase rises to the first floor where the three bedrooms are located along with the family bathroom. Outside the property boast mature gardens and being set back from the road has a long private driveway with plenty of parking and leading to an attached garage. To the rear of the property is a level garden with two paved patio's and mature trees and shrubs affording privacy. Other points worthy of a mention include UPVC double glazing and gas central heating. Just across the road is an open green park with mature trees being the gateway to the South Downs National Park. Exclusive to Spencer & Leigh, viewing highly recommended.

Council Tax Band F: £3,059.78 2022/2023



Ditchling Road is in a good position for access to the surrounding countryside and well as being close to all the attractions offered in Brighton town centre. The Fiveways location is great and convenient for independent local shopping including butchers, green grocers, local coffee shops and bars. The area has good transport connections with a bus stop close by to take you into central Brighton and train stations within a fifteen minute walk.



Entrance

Entrance Hallway

Living Room
17'3 x 13'10

Dining Room
13'9 x 10'6

Kitchen/Breakfast Room
12'1 x 10'11

Conservatory
8'9 x 6'2

Stairs rising to First Floor

Bedroom
14'7 x 12'0

Bedroom
13'8 x 10'6

Bedroom
11'0 x 6'5

Family Bathroom

Separate W/C

OUTSIDE

Front and Rear Garden

Garage - Approached via a long driveway
17'5 x 8'11

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC
Council Tax Band:- F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ditchling Road, Brighton



Ground Floor
Approximate Floor Area
810.63 sq ft
(75.31 sq m)

First Floor
Approximate Floor Area
545.19 sq ft
(50.65 sq m)

Approximate Gross Internal Area = 125.96 sq m / 1355.82 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.