



173 Ditchling Road, Brighton, BN1 6JB

**Spencer
& Leigh**

173 Ditchling Road,
Brighton, BN1 6JB

Guide Price £800,000 - £850,000 Freehold

- Stunning period terraced house close to Fiveways
- Three spacious first floor bedrooms
- Through lounge dining room with pleasant dual aspect
- Stylish fitted kitchen/breakfast room
- White modern bathroom/WC
- Main bedroom with en-suite & French doors to balcony
- West facing rear garden with roof top views
- Many fine decorative period features, useful attic room
- Exclusive to Spencer & Leigh
- Viewing highly recommended

GUIDE PRICE £800,000 - £850,000

This delightful family home boasts an array of fine period features that enhance its character and appeal. With three spacious bedrooms, this lovely property is perfect for families seeking comfort and style.

The heart of the home is an inviting through lounge/dining room with a pleasant dual aspect and features which include high ceilings, sash windows and cornicing all which add to this warm and welcoming space for both relaxation and entertaining. The kitchen breakfast room is a practical addition, ideal for casual dining and family gatherings with easy access to the rear garden.

The west-facing rear garden is a true gem, providing a sunny retreat for outdoor enjoyment, whether it be for gardening, play, or simply unwinding after a long day.

Situated in the sought-after Fiveways area, this property is conveniently located near popular local schools, making it an excellent choice for families. Additionally, the proximity to Preston Park and London Road train station ensures easy access to transport links and local amenities, enhancing the overall appeal of this home.

This property is not just a house; it is a delightful family home that offers both comfort and convenience in one of Brighton's most desirable locations.



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

Sitting Room
15'1 x 13'5

Dining Room
13'2 x 11'9

Kitchen/Dining Room
20'5 x 11'8

Stairs rising to First Floor

Bedroom
15'6 x 11'10

Bedroom
15 x 11'5

En-suite Shower/WC

Balcony

Bedroom
12' x 11'10

Family Bathroom

Stairs rising to Second Floor

Attic/Loft Room
21'9 x 18'4

OUTSIDE

West Facing Rear Garden

Property Information

Council Tax Band E: £3,001.52 2024/2025

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: Restricted on street parking - Zone J

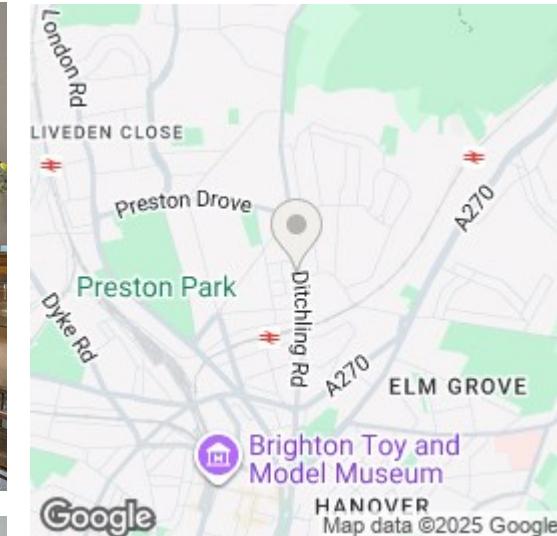
Broadband: Standard 7 Mbps, Superfast 168 Mbps, Ultrafast 1800 Mbps available (Ofcom checker)

Mobile: Fair/Good coverage (Ofcom checker)

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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		62
(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



Ground Floor
Approximate Floor Area
710.41 sq ft
(66.0 sq m)

First Floor
Approximate Floor Area
732.69 sq ft
(68.07 sq m)

Second Floor
Approximate Floor Area
394.06 sq ft
(36.61 sq m)

Approximate Gross Internal Area = 170.68 sq m / 1837.16 sq ft

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