

118 Ladies Mile Road
Brighton, BN1 8TE

Guide price £675,000

Foster & Co are delighted to present this spacious four-bedroom detached chalet bungalow on Ladies Mile Road, Brighton, offering approximately 1,490 sq ft of versatile accommodation. Set on a generous plot with a large south-facing garden, ample off-street parking and a garage, this home provides the perfect balance of space, comfort and convenience.

The ground floor features a welcoming entrance hallway leading through to a bright and spacious living room with a feature fireplace and sliding doors opening directly onto the garden. A separate dining room provides the ideal setting for family meals and entertaining, also with doors out to the terrace and garden, while the modern fitted kitchen is equipped with a range of units and appliances and leads to a useful utility room with access to the garage. Two well-proportioned bedrooms are found on the ground floor, along with a contemporary family bathroom.

Upstairs, the principal bedroom is light and spacious, enjoying pleasant elevated views, and is complemented by a further double bedroom and an additional bathroom, making it ideal for family living or accommodating guests.

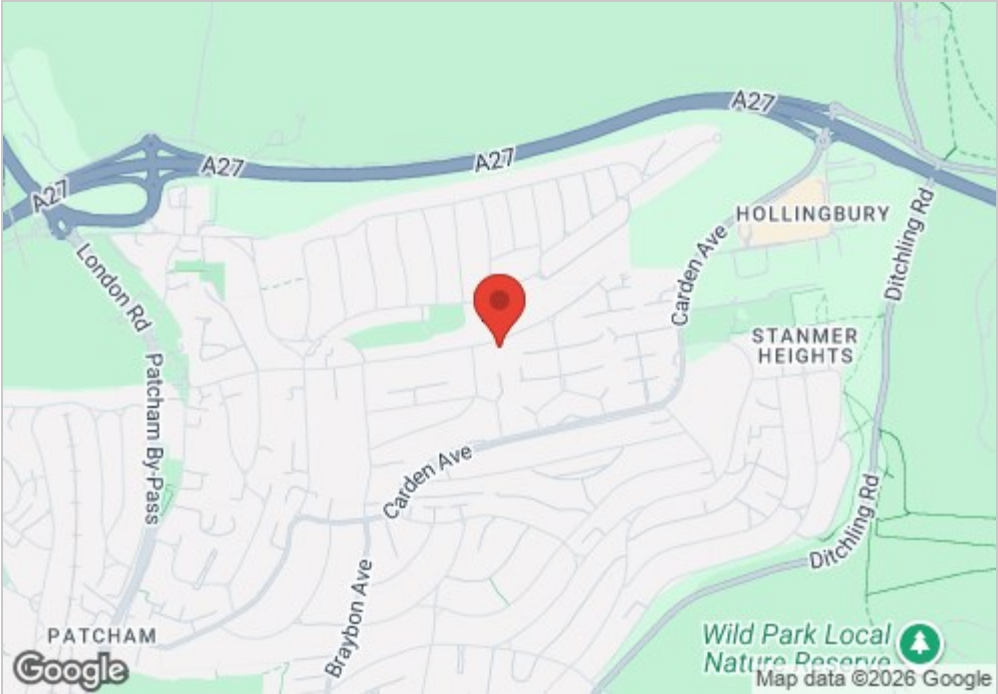
Outside, the property boasts a particularly impressive south-facing garden that enjoys plenty of sunshine throughout the day. With an expansive lawn stretching to the rear boundary, it offers ample space for outdoor living, entertaining and children's play. A raised decked area provides the perfect spot for dining or relaxing, while to the front there is a wide driveway offering parking for several vehicles and access to the garage.

Situated in a popular residential location, Ladies Mile Road is close to local shops, well-regarded schools and excellent transport links, with regular bus services providing easy access into Brighton city centre. The South Downs National Park is also just a short distance away, offering beautiful countryside walks and outdoor pursuits.



- Four-bedroom detached chalet bungalow
 - Spacious living room with feature fireplace and garden access
 - Modern fitted kitchen plus utility room
 - Two further bedrooms and additional bathroom upstairs
 - Driveway parking for several cars plus garage
- Approx. 1,490 sq ft of accommodation
 - Separate dining room with sliding doors to terrace
 - Two bedrooms and family bathroom on ground floor
 - Large south-facing garden with lawn and raised deck
 - CHAIN FREE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	Not energy efficient - higher running costs	
(1-20) G		
England & Wales		EU Directive 2002/91/EC



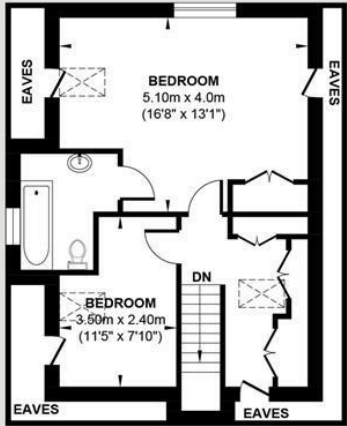
LADIES MILE ROAD

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



GROUND FLOOR

Approximate Floor Area
1048.40 sq ft
(97.40 sq m)



FIRST FLOOR

Approximate Floor Area
442.18 sq ft
(41.08 sq m)



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These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.
We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.
All measurements are approximate

