

austin gray



212 Ditchling Road

Brighton, BN1 6JE

Price Guide £1,250,000



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The Fiveways district of Brighton is a friendly residential neighbourhood which includes the Fiveways Artists Group, located north of the city centre. Named after the junction where five roads meet, Fiveways is known for its village like atmosphere, independent shops, cafés, and local services clustered around the main crossroads. The area features Victorian and Edwardian homes, tree-lined streets, and green spaces, making it popular with families and professionals. With easy access to parks such as Blakers and Preston Parks and good transport links to central Brighton and the seafront, whilst a short walk away is Brighton Mainline Station. Renowned schools catering for all ages are well represented in the local area.



- Guide Price £1,250,000 - £1,300,000
- Detached Double Fronted Home with 3047 Sq. Ft. / 283 Sq. Mtrs. of Accom.
- 5 Bedrooms, 5 Reception Rooms, 4 Bathrooms
- Large Conservatory
- Established Gardens and Cellar Storage
- Drive Through Garage
- Extensive Loft Space Offering Potential (SNPP)
- Opportunity to Personalise and Create an Amazing Home
- No Onward Chain
- Sole Agents





Virtually Staged

Guide Price £1,250,000 - £1,300,000. A handsome five-bedroom detached Victorian family home. This attractive double-fronted red brick property offers generous and versatile accommodation arranged over two floors, extending to approximately 3047 sq ft / 283 sq mtrs and is offered for sale with no onward chain. Whilst being in good order throughout and retaining period character and charm, the property also provides excellent scope for a new owner to update and personalise to their own taste.

The ground floor opens into a welcoming entrance hallway with two reception rooms positioned to either side, leading through to two additional reception rooms to the rear. Between two of these rooms is a shower room/WC, while a modern family bathroom/WC is located on the opposite side. A breakfast room, with access to the side of the property, leads through to the kitchen, which offers clear potential to be opened and remodelled (subject to necessary consents). To the side is a large conservatory, complete with its tiled floor and established vine, and enjoys pleasant views over and direct access to the mature rear garden.

The first floor comprises five well-proportioned bedrooms, one of which benefits from access onto a private walled roof terrace, along with two additional bathrooms. There is also access to a substantial loft space, presenting further potential for conversion (subject to planning permission).

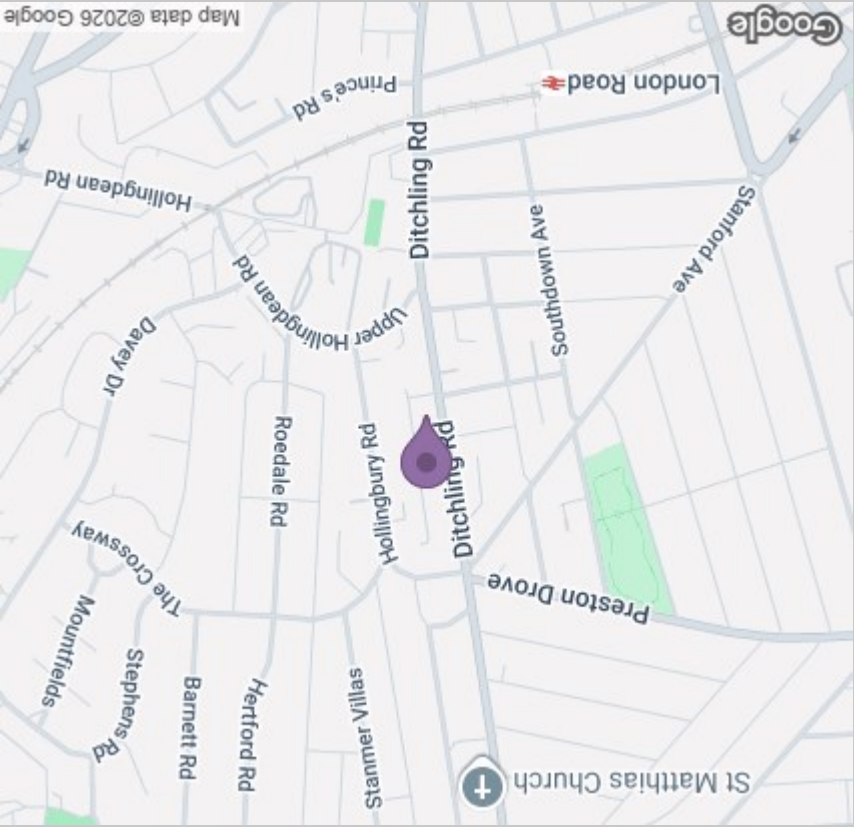
Externally, the property features a private driveway leading to a garage, which also provides drive-through access to the rear garden. The attractive rear garden is mainly laid to lawn and bordered by a variety of mature shrubs and planting, with a charming summerhouse and separate tool shed nestled within the grounds. Additional benefits include gated side access and external access to useful cellar storage.



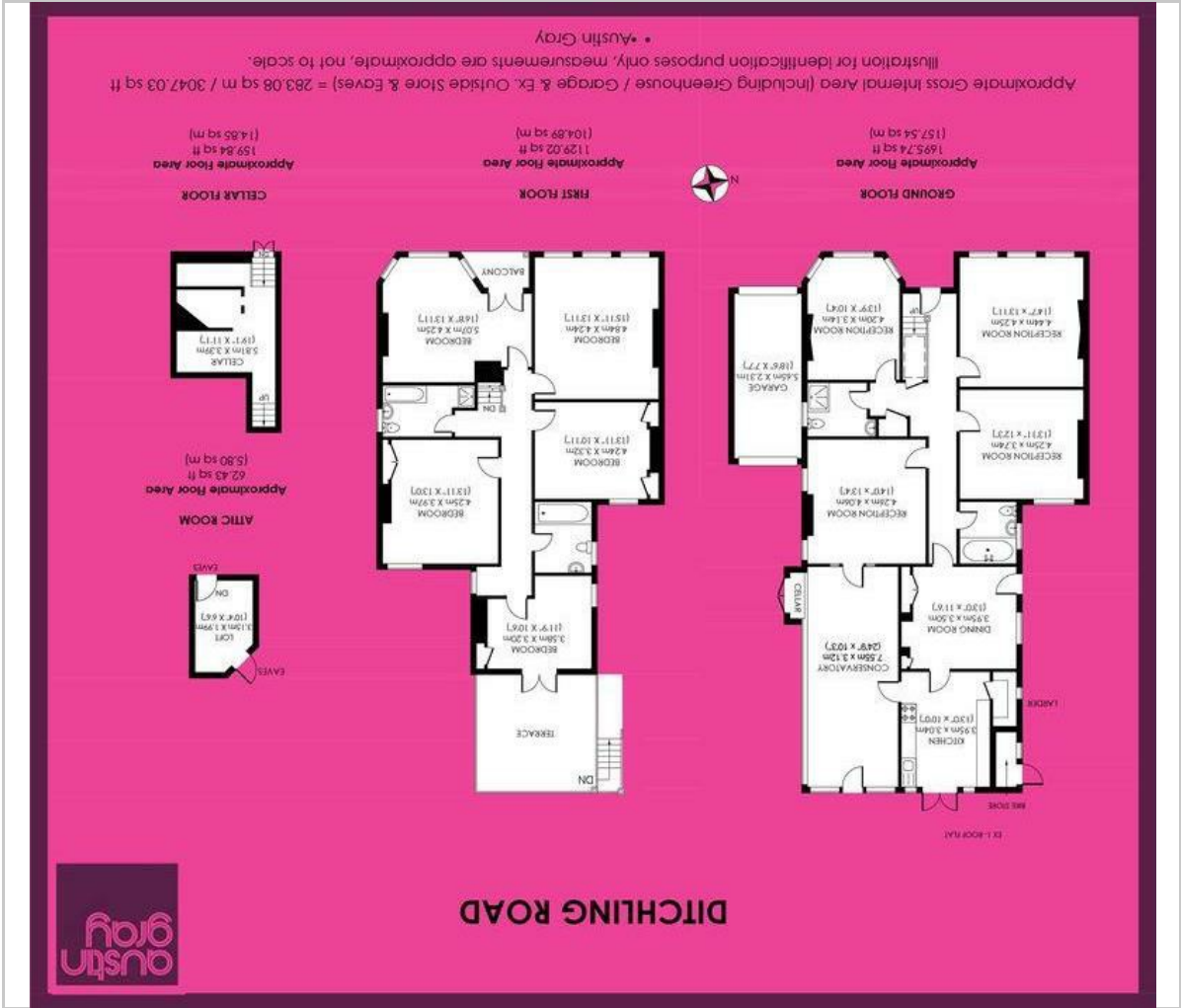
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		A	77
		B	
		C	
		D	
		E	
		F	
		G	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.