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## Ditchling Road, Brighton, East Sussex, BN1 4SB

**This four/five bedroom period property offers three reception rooms, accommodation arranged over four floors and benefits from a roof terrace plus a balcony.**

Nestled in the sought-after London Road area of Brighton, this four/five bedroom period terrace property offers a unique blend of historical charm and comfortable living. With its versatile layout spread over four floors, including a roof terrace and a balcony, this home is an exceptional find for families seeking comfort and investors eyeing a lucrative rental opportunity.

The property's striking facade overlooks the picturesque scenery of The Level, an acclaimed green open space park, providing a serene and refreshing view for the residents. Its convenient location offers easy access to local amenities, vibrant pubs, restaurants, and open spaces.

The house has a well-appointed kitchen leading out to a private courtyard, perfect for hosting outdoor gatherings or enjoying personal relaxation.

Three generously sized reception rooms provide ample space for various family activities or can be adapted for professional rental purposes. The lower ground floor offers the flexibility to transform two of these rooms into additional bedrooms, making this property an appealing option for growing families or savvy investors.

The first floor rear bedroom benefits from a delightful roof terrace, offering an intimate space to unwind and enjoy the surrounding vistas. Additionally, the front bedroom features a charming balcony, providing an ideal spot to revel in the panoramic views of the park and its vibrant surroundings. Two further bedrooms are found on the second floor and both are good size doubles.

The property showcases its historical heritage through original features, such as the enchanting, curved bay penny stamp windows, adding character and individuality.

Situated in close proximity to Brighton mainline and London Road stations, the property offers convenient access to transportation links, including direct routes to Gatwick, London Victoria and London Bridge.

This rarely available and spacious period property presents a remarkable opportunity for those seeking a harmonious blend of historical charm and comfort in a sought-after location. With its versatile layout and convenient access to local amenities, this property stands as a prime choice for families and investors alike, making it a truly exceptional find in the heart of Brighton's vibrant community.



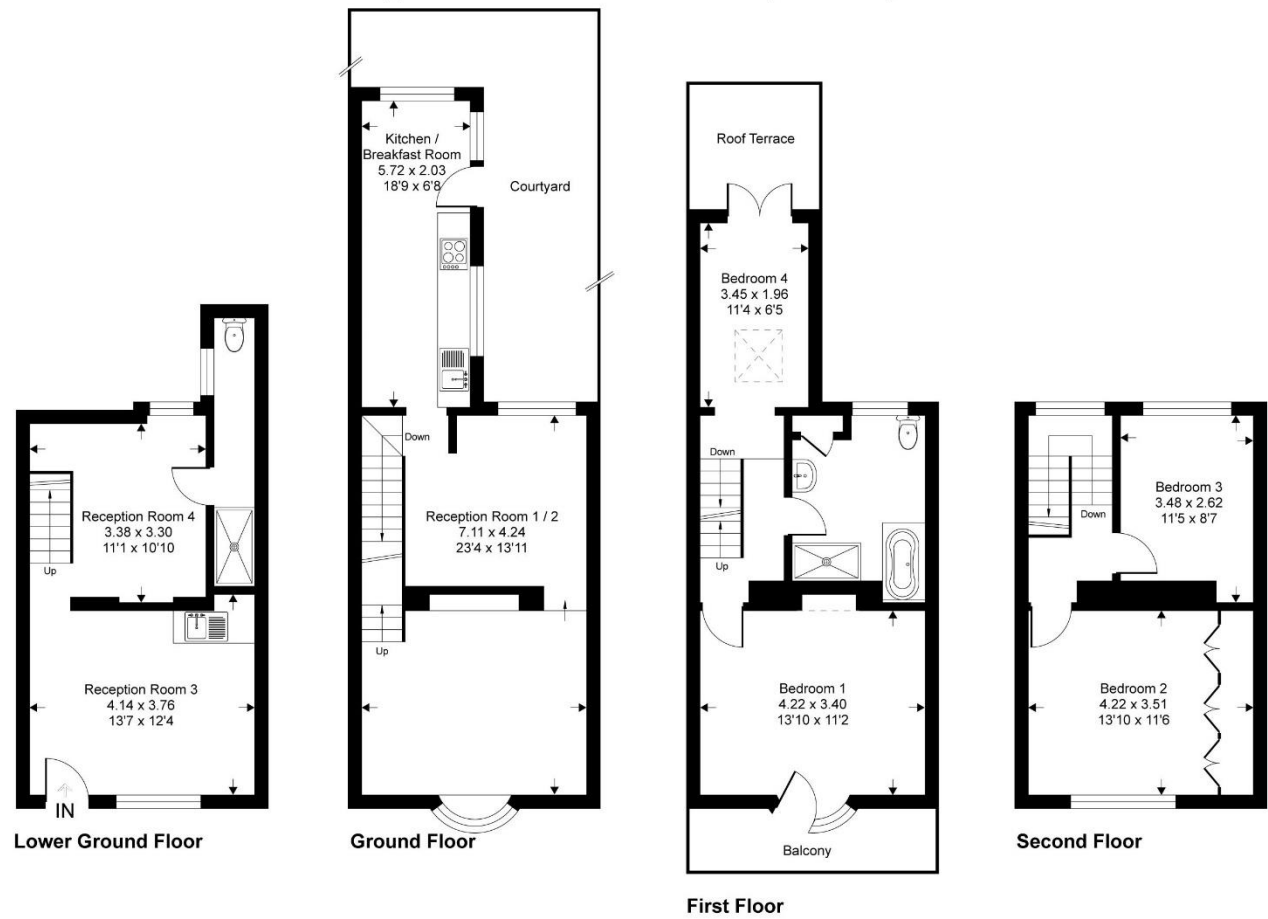




Ditchling Road,  
Brighton,  
East Sussex,  
BN1 4SB

Freehold

Ditchling Road, BN1  
Approximate Gross Internal Area = 141 sq m / 1520 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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Mishon Mackay - Brighton

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