



## 70 Ashurst Road, Brighton BN1 4PH

Asking Price Of £425,000

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SEPARATE KITCHEN
- OFF ROAD PARKING
- LIVING ROOM WITH BAY WINDOWS
- OFFICE OUTBUILDING
- BEAUTIFUL FOUR TIERED GARDEN
- EASY ACCESS TO THE DOWNS
- GAS CENTRAL HEATING

Whitlock & Heaps are delighted to bring to market this well-proportioned semi-detached family home, offering ample living space and three good sized bedrooms. The house benefits from a living room with separate diner, an outhouse being used as an office and off-road parking for two cars. There also a gate at the rear which is sometimes used by the current occupiers to go on walks.

The property is located on a quiet cul-de-sac with excellent transport links across the city as well as easy access onto the A27 and A23. The Downs are extremely local to the property, offering ample opportunities for lovely woodland walks.

**ENTRANCE HALL** Spacious entrance hall housing electrics, radiator.

**KITCHEN** Incorporating double bowl stainless steel sink unit with mixer tap and drainer, vinyl work surfaces with drawers and cupboards below with matching eye-level cupboards, 5-ring gas hob with double oven below and extractor above, integrated fridge/freezer, washing machine and dishwasher, UPVC double glazed windows.

**LIVING ROOM** Feature fireplace, radiator, UPVC double glazed bay window.

**DINING ROOM** UPVC double glazed window and door to garden, radiator.

**CLOAKROOM** Heated towel rail, pedestal wash-hand basin, low level w.c., frosted UPVC double glazed window.

## FIRST FLOOR

**LANDING** UPVC double glazed window, hatch to loft space.

**BEDROOM 1** UPVC double glazed bay window, radiator.

**BEDROOM 2** UPVC double glazed window, fitted cupboard, radiator.

**BEDROOM 3** UPVC double glazed window, fitted cupboard, radiator.

**BATHROOM** White bathroom suite with overhead shower, partial splashback, pedestal wash-hand basin, heated towel rail, low level w.c., frosted UPVC double glazed window.

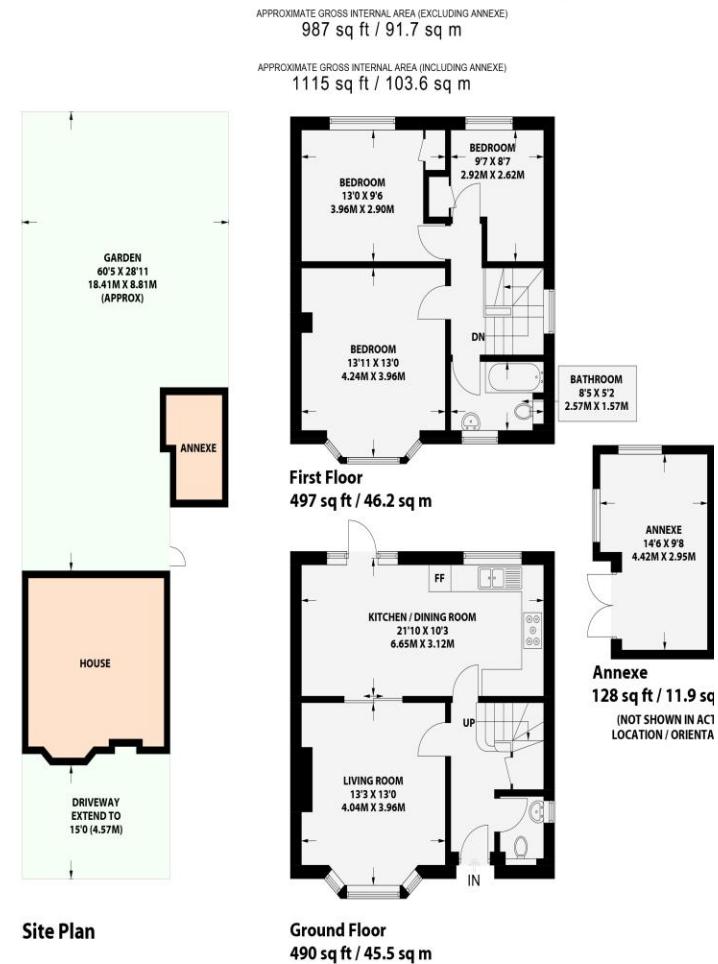
## OUTSIDE

**OUTBUILDING** Cupboard housing separate electrics, dual aspect UPVC double glazed windows, UPVC double glazed door.

**GARDEN** Tiled patio area to front with side gate, tiered rear with borders with an array of mature plants and trees, greenhouse, rear gate giving access to pleasant walking areas.

## ASHURST ROAD

BRIGHTON



Floor plan is for illustration and identification purposes only and is not to scale.  
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations.  
All site plans are for illustration purposes only and are not to scale.  
This floor plan has been prepared in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (2016).

Every attempt has been made to ensure the accuracy however all measurements, areas, heights and data shown is an approximate interpretation for illustrative purposes only.

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Ceiling Height  
Hot Water Tank  
Fridge / Freezer  
Head Height Below 1.5m  
Measuring Points  
Storage Cupboard  
Fitted Wardrobes  
Garden Shortened for Display



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