



76 Ditchling Road
Brighton | East Sussex | BN1 4SG

FINE & COUNTRY

PERIOD SIX BEDROOM SEMI DETACHED HOME IN POPULAR FIVE WAYS LOCATION, DITCHLING ROAD. CLOSE TO TRAVEL LINKS TO THE CITY AND LONDON, EXCELLENT SCHOOLS AND FAR-REACHING VIEWS TO THE SEA.

Set on Ditchling Road with views down to the sea, this charming home offers a family versatile living space, perfect for multi generational families or those looking to put their stamp on their forever home.

From the grand entrance, this home is abundant with period features, from the detailed cornicing, high ceilings and a treasure trove of original iron fireplaces with floral ceramic tile surrounds. Currently organised as a ground floor reception and internal annex that leads to a good sized garden, an upper maisonette with five bedroom and a kitchen and a cellar for either a separate reception or utility room all six bedrooms are of a double size.

From the first-floor kitchen, views across Brighton to the sea including the landmark red brick St Bartholomew's Church in the distance, on this floor are two bedrooms and a shower room. To the second floor, three more bedrooms all a double size have use of an additional bathroom on this floor.











With such a superb location in the historic Roundhill Conservation Area; this home offers all the excitement of city living whilst slightly set apart from the hustle and bustle of a busy town centre.

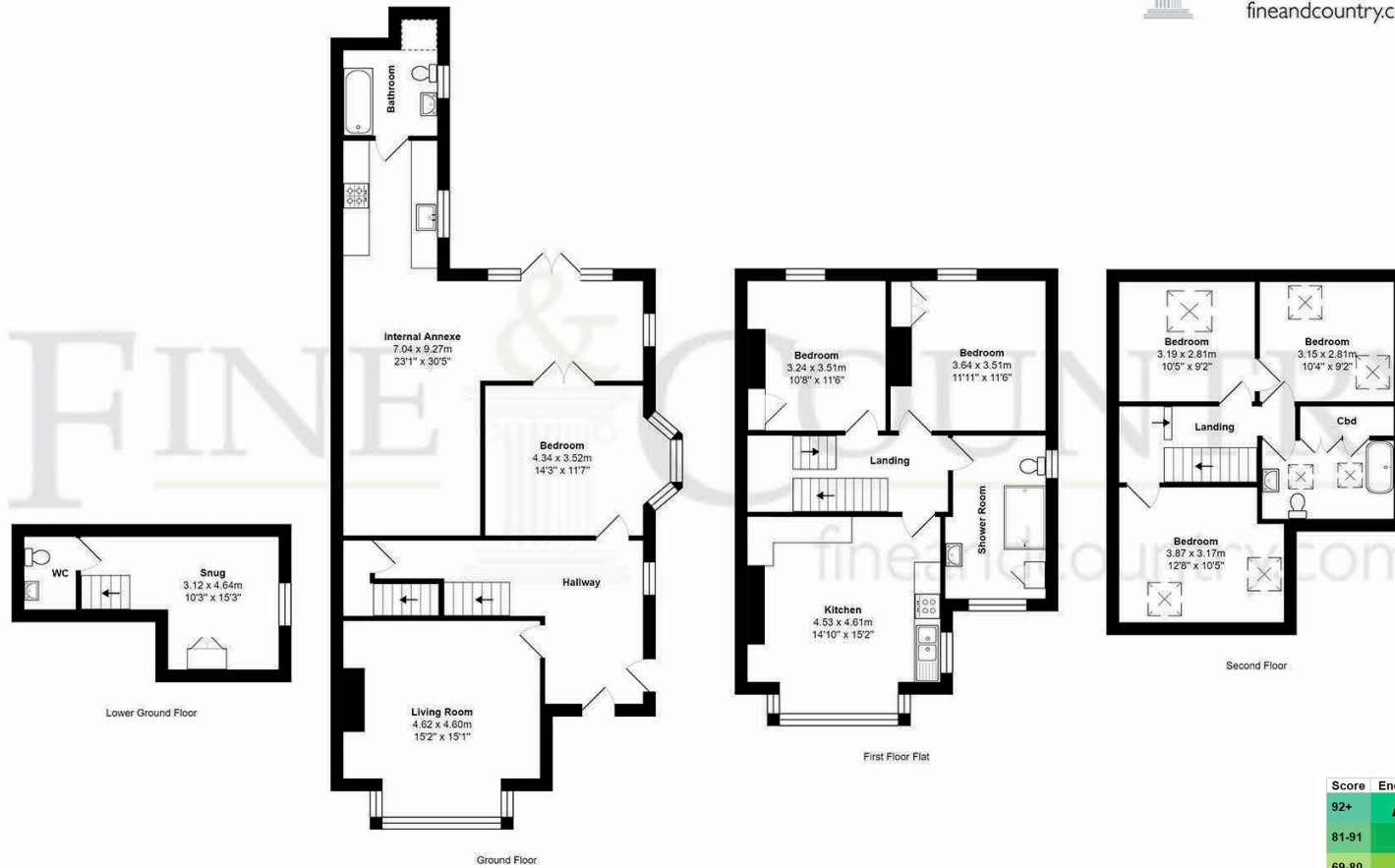
Originally known as Brunswick Place North and established in 1770 as a turnpike road to the pretty village of Lindfield, Ditchling Road is one of the highest in Brighton with extensive views to both the east and west.

Brighton's famous North Laine with its wealth of independent shops, bars and restaurants is within walking distance, while the historic Open Market first opened its doors in 1926 and is now home to a huge number of local producers of fresh and ethical products as well as antiques, haberdashery and art.

Brighton Train Station and London Road Train Station are both under half a mile away and provide convenient mainline links for commuters. Regular bus services travel into the centre of Brighton and Hove. Local schools include Downs Infant School (rated 'Outstanding' by Ofsted), St Bartholomew's C of E Primary School, City College Brighton and Hove, Bellerbys College Brighton, Fairlight Primary School, Varndean School, Varndean College and Dorothy Stringer School. The ever popular and independent Brighton College is easily accessible.

Broadband & Mobile Phone Coverage – Prospective buyers should check the Ofcom Checker website Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by.





Total Area: 200.0 m² ... 2153 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	77 C
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: D
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 54235622. Registered office Sawyer & Co Sales & Lettings Ltd, 85 Church Street, Hove, East Sussex BN3 2BB. Printed 10.09.2024

follow Fine & Country Brighton on



Fine & Country
46 Church Road, Hove, East Sussex BN3 2FN
01273 739911 | brightonandhove@fineandcountry.com

