



*Ditchling Road*

BN1 6JL

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# A Striking Period Home on Ditchling Road – Generous Proportions, Timeless Charm, and Superb Family Living

Set back from the road behind a private front garden, this impressive end-of-terrace property immediately stands out with its charming period façade and elegant detailing. Larger than many of its neighbours, the home offers a real sense of space and privacy – a peaceful retreat just moments from the buzz of Fiveways.

Inside, the property has been beautifully maintained and thoughtfully presented. As you enter, the spacious hallway sets the tone, leading you into a bright and generously proportioned living room to the right – the perfect spot to unwind in the evening.

Further down the hall, you'll find a fabulous kitchen and dining area, ideal for entertaining and everyday family life. A conservatory extends this space even further, offering lovely views to the garden. Just off the kitchen is a handy utility area with direct access outside to the East facing garden. There's also a convenient W/C tucked under the stairs.

Upstairs, the home continues to impress with four double bedrooms, each immaculately presented and ready to move straight into. The recently renovated family bathroom is a great size and finished to a high standard – ideal for the needs of a modern household.

Outside, steps lead down to a beautifully kept east-facing garden with a gate offering rear access to Hollingbury Park Avenue. There is also a significant amount of under-house storage – an incredibly useful space that, subject to the necessary consents, offers exciting potential for further development.

The location is ideal for families, with popular primary and secondary schools nearby, excellent local amenities at Fiveways, and a wealth of parks and green spaces all within easy reach.

This is a wonderful opportunity to secure a truly special home in a sought-after location

 **OIEO**      **£925,000**

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# TOTAL FLOOR AREA:

1659 sq ft | 155 sq m



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**TOTAL: 1659 sq. ft, 155 m2**  
FLOOR 1: 867 sq. ft, 81 m2, FLOOR 2: 792 sq. ft, 74 m2  
EXCLUDED AREAS: BALCONY: 26 sq. ft, 2 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



# Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

## Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

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1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.



Whatever you're looking for...  
*We'll help you find it.*

✉ [sales@mishons.com](mailto:sales@mishons.com)

☎ 01273 77 88 77

94 Church Road, Hove, BN3 2EB

Monday-Friday: 8:45 am - 6 pm

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