



Ditchling Road

Brighton

mishons

This property has been renovated recently and extended to create a superb family home.

The ground floor provides excellent living and entertaining space, featuring a spacious bay-fronted living room to the front, alongside an impressive open-plan kitchen and dining room to the rear. The dining area (over 7m in length) creates a superb social hub, flowing seamlessly into the well-appointed kitchen, with direct access out to the garden. A separate utility room off the kitchen diner is a great for family living. The current owners have created a annex style while a ground floor bedroom offers flexibility as a guest room, home office, or playroom.

On the first floor, there are three well-proportioned double bedrooms, along with a renovated family bathroom. The layout provides excellent space for growing families.

The second floor showcases a superb loft extension, creating a stunning principal suite with a large bedroom, dressing room, and additional bathroom. This floor offers a real sense of privacy and luxury, ideal as a main suite or guest accommodation.


Externally, the property benefits from a west-facing garden, perfect for enjoying afternoon and evening sun, entertaining, or family use. There is a superb outside annex room that could be a home office or cinema room.

The house is presented in great condition throughout, allowing a new owner to move straight in while still offering scope for personalisation if desired.

Location

Ditchling Road is a highly sought-after residential address, particularly popular with families due to its proximity to excellent local schools, including Varndean School, Dorothy Stringer School and Balfour Primary School.

The property is also ideally located for access to Preston Park, one of Brighton's largest green spaces, while excellent transport links are available via nearby Preston Park railway station, offering direct services to London. Brighton city centre and seafront are also within easy reach, providing a vibrant mix of shopping, dining, and leisure options.

 OIEO

£1,250,000

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tbc









TOTAL FLOOR AREA:

244.8 sqm / 2635 sqft



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