



# Ashford Road, Brighton

Guide price £625,000 - £650,000



## Property highlights

- Located in a sought-after area close to Preston Park and Fiveways
- In the catchment area for excellent local schools
- Within walking distance of Preston Park train station
- Three bedroom terraced house
- Bright, bay-fronted living room opening into dining area
- Separate kitchen with blue shaker-style units
- Generous bathroom with full-size bath and airing cupboard
- Large storage cupboard on the upstairs landing
- Rear garden with decking, lawn and a versatile garden studio
- Chain free

# Guide Price £625,000 – £650,000. A three-bedroom home near Fiveways with garden studio, spacious living areas & great potential. Offered chain free.

## The property

Located on a popular residential street, just moments from Fiveways and within easy reach of excellent schools and Preston Park station, this classic three-bedroom terraced home offers the perfect opportunity to create something special. Whether you're a growing family looking to settle or an investor searching for a rewarding project this property is a rare find in a popular area.

You enter through the porch into a generous living space: a bright, bay-fronted reception room flows seamlessly into a dining area, creating a sociable space that's full of natural light. To the rear, a separate kitchen is accessed through an archway and features stylish blue shaker-style units and offers lovely views out to the garden beyond.

Upstairs, you'll find three bedrooms - the principal with built-in wardrobes - and a particularly spacious bathroom with a bath and airing cupboard. There's also a large storage cupboard on the landing, perfect for stashing linen, suitcases or seasonal essentials.

Outside, the rear garden features a raised decked area that's perfect for entertaining, which steps down to a private lawn where a versatile outbuilding stands - equally suited to use as a studio, home office, workshop or teen den.

## Additional property information

Property type: Terraced house

Tenure: Freehold

Council tax band: C

Parking: On street permit parking in zone F

## The area

This home sits in a highly sought-after residential pocket, just moments from the local shops on Preston Drove and a short stroll from the vibrant Fiveways area which is home to a mix of independent cafés, shops and bars. Both Blakers Park and Preston Park are within easy walking distance, offering green open spaces for everything from morning jogs to weekend picnics. There's a strong sense of community here, with many residents choosing to stay long term. And while it has a wonderfully suburban feel, you're far from cut off - Brighton city centre is just a 35-minute walk away and easily accessible by bus or bike.

## Schools

Local primary schools include Balfour Primary School and Hertford Junior School. Local secondary schools include Varndean School and Dorothy Stringer. Varndean College is within walking distance and BHASVIC is an eight-minute drive away.

## Transport links

Located just off Ditchling Road, this property is within a six-minute drive of the A27 and a ten-minute drive of the centre of Brighton. It is well connected by a regular bus service which will get you to the city centre in just twenty minutes. Gatwick Airport can be reached by car in half an hour, and Heathrow Airport in an hour and ten minutes. Preston Park Station, with its links to Brighton and London, is just a mile away and can be reached on foot in twenty minutes.

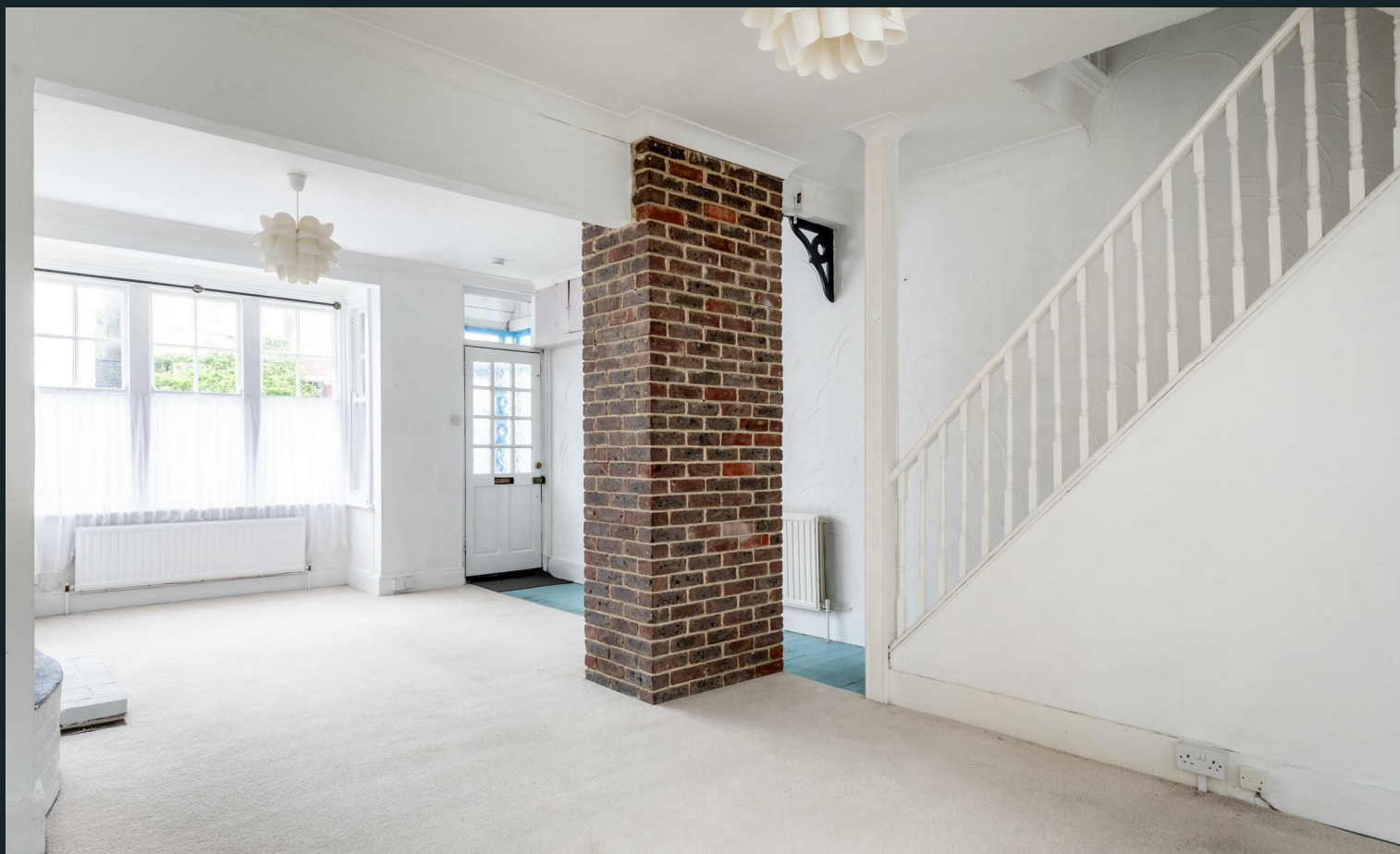




















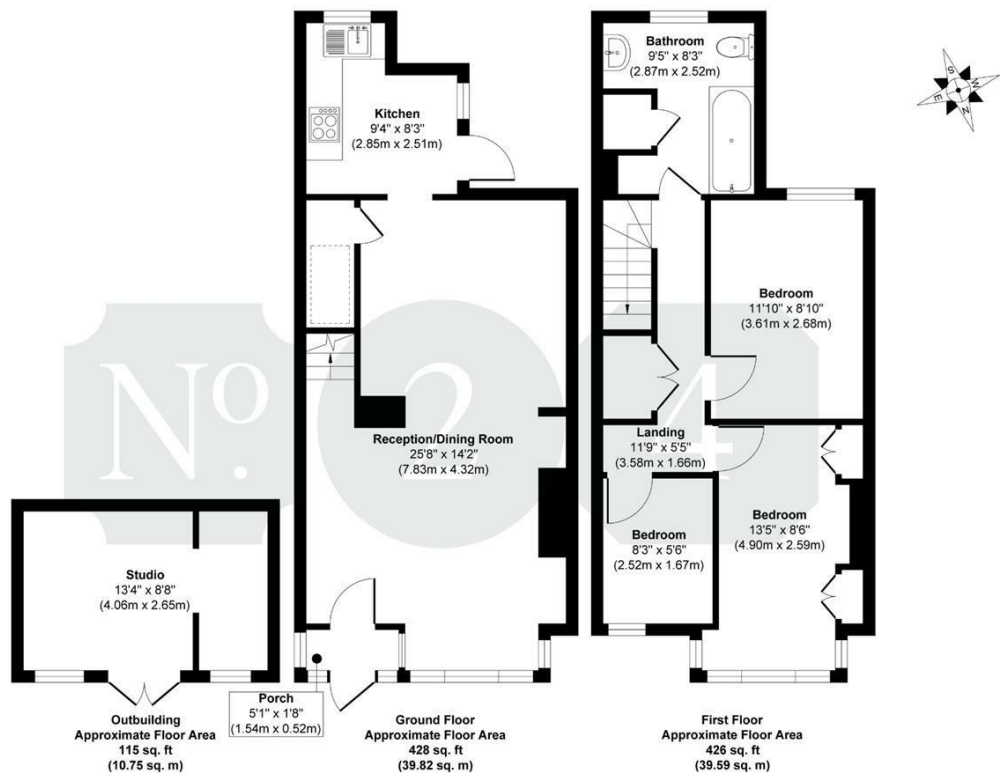












**Approx. Gross Internal Floor Area 969 sq. ft / 90.16 sq. m (Including Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

01273 670253  
hello@numbertwentyfour.co.uk  
numbertwentyfour.co.uk

Number Twenty Four Limited is registered in England under Company No. 15285547. VAT No. 456581269. Our registered address is 9 St Georges Place, Brighton, BN1 4GB.

