



Ditchling Road, Brighton



Offers In Excess Of
£170,000
Leasehold

- A WELL PRESENTED ONE BEDROOM APARTMENT
- IDEAL FIRST TIME BUY
- CLOSE PROXIMITY TO BRIGHTON STATION
- LOCATED ON THE FIRST FLOOR
- HIGHLY SOUGHT AFTER CENTRAL LOCATION
- NO ONWARD CHAIN

Robert Luff & Co are delighted to offer to market this one bedroom converted apartment in this ever popular Central Brighton Location. Ditchling Road is a popular residential street perfectly positioned to reach the North Laines. The area is renowned for its vibrant community with a number of popular cafes, bars and shops in the area. In recent years the location has become sought-after by commuters keen to take advantage of the easy access to Brighton Station, as well as the close proximity to the city centre.

This apartment benefits from one double bedroom, no onward chain, open plan kitchen living, bathroom and private west facing balcony.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
Luff & Co**
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Accommodation

Entrance Hall

Kitchen/Living 4.27m x 3.96m

Bedroom 3.05m x 2.74m

Bathroom

West Facing Balcony

Agents Notes

Leasehold - 167 Years

Service Charge: £340 Per Annum

Ground Rent: Peppercorn

EPC Rating: D

Council Tax Band: A

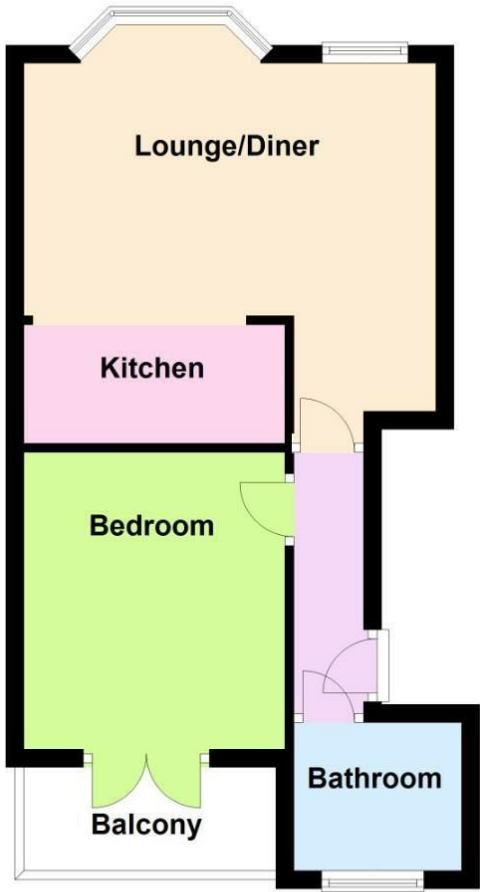
28 Blatchington Road, Hove, East Sussex, BN3 3YN

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Floor Plan
Approx. 35.0 sq. metres (376.6 sq. feet)



Total area: approx. 35.0 sq. metres (376.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.