



PCM  
£3,500 PCM

## Ditchling Rise, Brighton

- A WELL PRESENTED FIVE BEDROOM FAMILY HOME
- PRIVATE REAR GARDEN AND ADDITIONAL VERANDA
- EPC ENERGY RATING D (57)
- DRIVEWAY
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER PRESTON CIRCUS LOCATION
- VERSITILE LIVING

Robert Luff & Co are pleased to offer to let this spacious and rarely available five-bedroom home, ideally located in the highly sought-after Preston Circus area of Brighton.

Ditchling Rise is perfectly positioned within walking distance to Preston Park and the iconic Duke of York's Picturehouse, Brighton's beloved independent cinema. Brighton Mainline station is a short stroll away, offering direct connections to London Bridge and Victoria, while London Road station is even closer, providing links to Lewes and beyond. Excellent bus routes including the 5, 5A, and 5B run nearby, offering easy access into Brighton City Centre.

The property offers generous and versatile accommodation including a kitchen/breakfast room, two reception rooms, five bedrooms and a family bathroom. Additional benefits include a private driveway, rear garden and a veranda.

Available to let now – early viewing is recommended.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial





## Accommodation

Private Driveway

Entrance Hall

Living Room 15'3 x 12'11 (4.65m x 3.94m)

Dining Room 12'1 x 11'5 (3.68m x 3.48m)

Kitchen/Breakfast Room 15 x 9 (4.57m x 2.74m)

Shower Room

WC

Rear Garden

First Floor

Bedroom One 16'11 x 15'6 (5.16m x 4.72m)

Bedroom Four 11'8 x 11'6 (3.56m x 3.51m)

Bedroom Five 11'5 x 9 (3.48m x 2.74m)

WC

Veranda

Second Floor

Bedroom Two 15'6 x 11'4 (4.72m x 3.45m)

Bedroom Three 12'3 x 11'6 (3.73m x 3.51m)

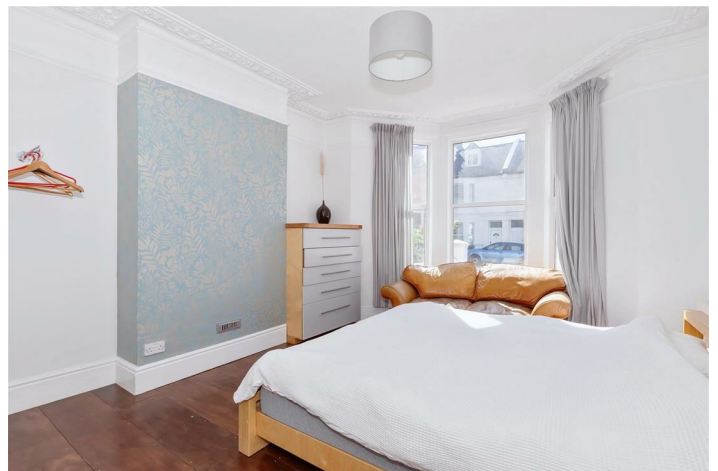
Bathroom

**AGENTS NOTES**

FREEHOLD

EPC: D

COUNCIL TAX BAND: D



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

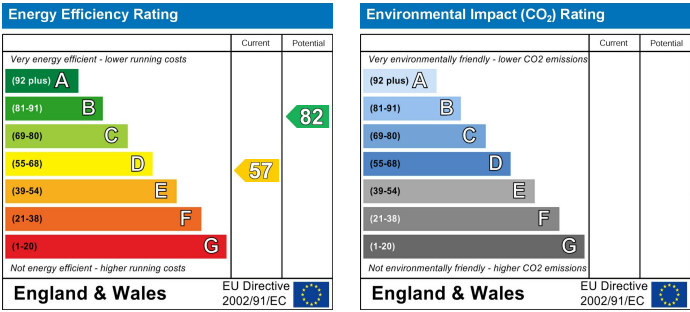
T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

[www.robertluff.co.uk](http://www.robertluff.co.uk)

Floorplan



Total area: approx. 149.6 sq. metres (1609.8 sq. feet)



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.