



First Floor Flat, 89 Ditchling Road
Brighton, BN1 4SD



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£1,200.00 PER CALENDAR MONTH

Ideally positioned within walking distance of London Road Station, the Level a stones throw away and a wide range of shops, cafés, and supermarkets. Regular bus routes on your doorstep offer fast connections to the city centre, Brighton Station, and the seafront.

Quick access to the A27/A23 and excellent rail links to Brighton Station and London, this location is perfect for commuters or those working from home

A bright and well-presented first floor one-bedroom flat situated on the popular Ditchling Road, offering easy access to Brighton city centre, local amenities, and excellent transport links.

Inside, the property offers a spacious open-plan living area with a modern fitted kitchen, ideal for contemporary living. The good-sized double bedroom includes a en-suite shower room, there is also the added convenience of a separate WC.

The property is electric-only and is available for immediate occupation.

Approximate dimensions:

Kitchen/Living Room: 14"08' x 13"08'

Bedroom: 14"04 x 9"10"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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	

Pearson
Keehan