

JohnHilton

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Est 1972



Total Area Approx 599.77 sq ft

172 Ditchling Road, Brighton, BN1 6JA

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Guide Price £325,000-£350,000
Freehold

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*** GUIDE PRICE £325,000-£350,000 ***

A delightful two bedroom mid-terrace cottage located in a popular residential area between Preston Circus and Fiveways, within the catchment area of highly sought after Primary and Secondary schools. The property has recently enjoyed a cosmetic overhaul to include internal decoration and some new floor coverings making it perfect for those seeking a blank canvas to make their own mark. Accommodation comprises a generous 27ft through lounge dining room which connects to a separate fitted kitchen with skylight and an enclosed cute outside space - perfect for your furry friends. An open tread staircase connects the first floor which offers two double bedrooms, a bathroom and separate WC. Conveniently positioned for local shops at both Fiveways and Preston Circus with an array of gastropubs and eateries.



Entrance Vestibule

Wood laminate flooring and further door opening into:

Lounge Dining Room

8.17m x 3.38m (26'9" x 11'1")

Double glazed window to front. Wood laminate flooring, open-tread staircase to first floor, built-in storage cupboard (potential for ground floor WC), open fireplace (untested), door to rear yard and door through to:

Kitchen

2.45m x 1.90m (8'0" x 6'2")

Double glazed window to side and skylight over. Range of matching wall and base units to include integrated fridge freezer, and laminate worktops with tiled splashbacks which extend to include a single bowl stainless steel sink with drainer and mixer tap alongside a gas hob with built-in electric oven under and canopy extractor over. Space and plumbing for washing machine and cupboard housing combi boiler.



Landing

Split-level with steps up to:

Bedroom

1.98m x 3.52m (6'5" x 11'6")

Twin double glazed windows to rear, radiator.

Bedroom

3.43m x 2.52m (11'3" x 8'3")

Double glazed window to front with radiator under and recessed built-in wardrobe.

Bathroom

Fully tiled walls, vinyl flooring, panel-enclosed bath with electric shower over and wash hand basin.

Separate WC

Low-level WC, corner wash hand basin and hatch offering access to loft space.

Rear Yard

Enclosed with walled boundaries.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	59	81
(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		

Council Tax Band: **B**

- NO ONWARD CHAIN
- Blank Canvas to Put Your Own Stamp On
- Recently Decorated Throughout
- 27ft Through Lounge Dining Room
- Small Enclosed Yard
- Desirable Location
- Close to Fiveways & Preston Circus Shops
- Catchment for Downs Infant & Junior Schools
- Suited to First Time & Young Family Buyers
- Two Bedroom FREEHOLD Cottage