

JohnHilton

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Est 1972



Total Area Approx 418.55 sq ft

GFF, 148 Ditchling Road, Brighton, BN1 6JA

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GFF, 148 Ditchling Road Brighton BN1 6JA

Situated in a popular and convenient location between Preston Circus and the Roundhill Conservation area, a one bedroom flat with paved rear garden forming the ground floor of a period conversion. Well laid out accommodation which consists of a separate lounge, modern kitchen, double bedroom and bathroom with white suite. Finished in modern neutral tones with some nice touches including industrial style column radiators, feature period fireplaces and ornate ceiling coving. Situated at the lower end of Ditchling Road which is within close proximity to London Road Station, Fiveways, Preston Park and a short stroll into the city centre. Ideal first time buy, being sold with Share of Freehold and no onward chain.



Approach

Raised paved front garden with walled boundaries, steps ascend to main entrance.

Communal Entrance Hall

Vinyl tiled floor, cupboards housing meters.

Living Room

4.14m x 3.47m (13'6" x 11'4")

Double glazed bay window, original ceiling cornicing, period fireplace with ornate wood surround, fitted carpet.

Kitchen

2.73m x 2.46m (8'11" x 8'0")

Range of base units with solid wood worktops and splashback trim, built-in oven and hob with stainless steel splashback panel and extractor fan over, stainless steel sink with mixer tap and drainer, spaces for appliances, 'Worcester' combi boiler, side window, doubled glazed door to rear garden, wood laminate flooring.

Bedroom

3.67m x 2.76m (12'0" x 9'0")

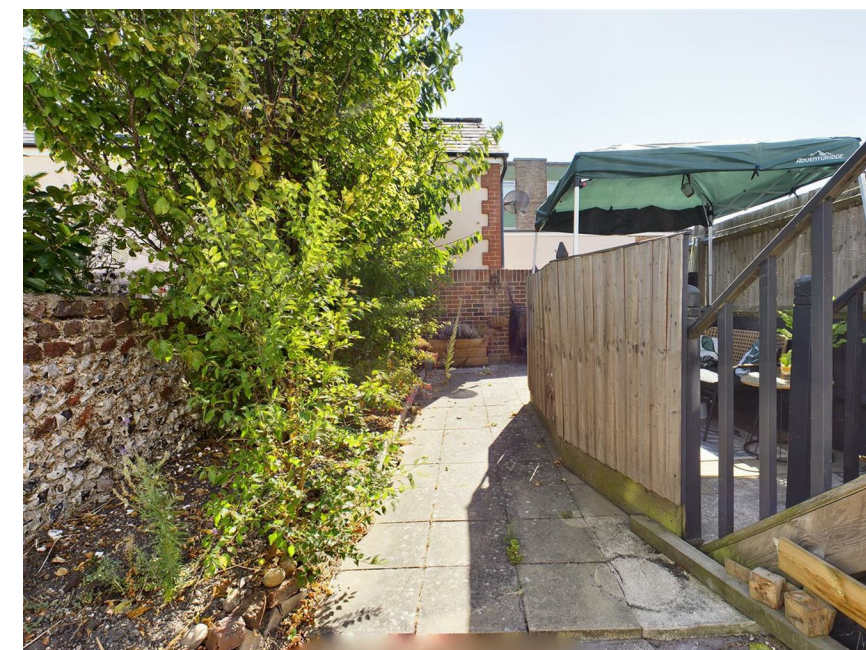
Window to rear, period fireplace, industrial style column radiator, fitted carpet.

Bathroom

Metro tiled walls, tiled floor, panel-enclosed bath with shower mixer tap, wash hand basin, low-level WC, column-style radiator incorporating heated towel rail, side window.

Rear Garden

Block paved side return leading to slightly raised paved garden, flower border with shrubs, small trees and walled boundaries.



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	
		77
	67	

Council Tax Band: **A**

- Ground Floor One-Bedroom Flat
- Paved Rear Garden
- Well Proportioned Accommodation
- Modern Interior
- Attractive Period Fireplaces
- Convenient & Popular Location
- Lower End of Ditchling Road
- Close to London Road Station
- Share of Freehold
- NO ONWARD CHAIN