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# 68 Ditchling Rise

, Brighton, BN1 4QP

**Guide price £300,000**

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# 68 Ditchling Rise

## Description

Guide Price £300,000-£325,000

Avard estate agents are delighted to offer for sale this beautifully presented and generously sized (828 sq ft) two-double-bedroom split-level flat, arranged across the top floors of an attractive Victorian building. Accessed from the ground floor, a staircase leads up to a bright landing, complete with a striking spiral stairway to the upper level. Most rooms enjoy abundant south-facing natural light and far-reaching views across the city skyline to the rear.

The main living area offers a decorative fireplace surround, a charming bay window overlooking Ditchling Rise, and an open-plan kitchen—creating an inviting space for both relaxation and entertaining. Both bedrooms are spacious and provide excellent wardrobe and storage options, while the loft-converted room is perfect for sharers seeking privacy or those needing a quiet work-from-home area.

The location is superb, positioned conveniently between the vibrant 'Fiveways' area and the trendy 'Preston Circus'. Residents will appreciate the abundance of local amenities, including delightful gastro pubs and a variety of shops that cater to everyday needs. For those who enjoy the outdoors, nearby Preston Park offers a serene escape with leisure facilities, perfect for a relaxing afternoon.

The flat's proximity to Brighton's city centre means that a leisurely stroll or a short bus ride will have you immersed in the city's lively atmosphere in no time. Additionally, Brighton mainline station and London Road train station are within walking distance, ensuring that commuting to London, Gatwick, and beyond is both easy and efficient.

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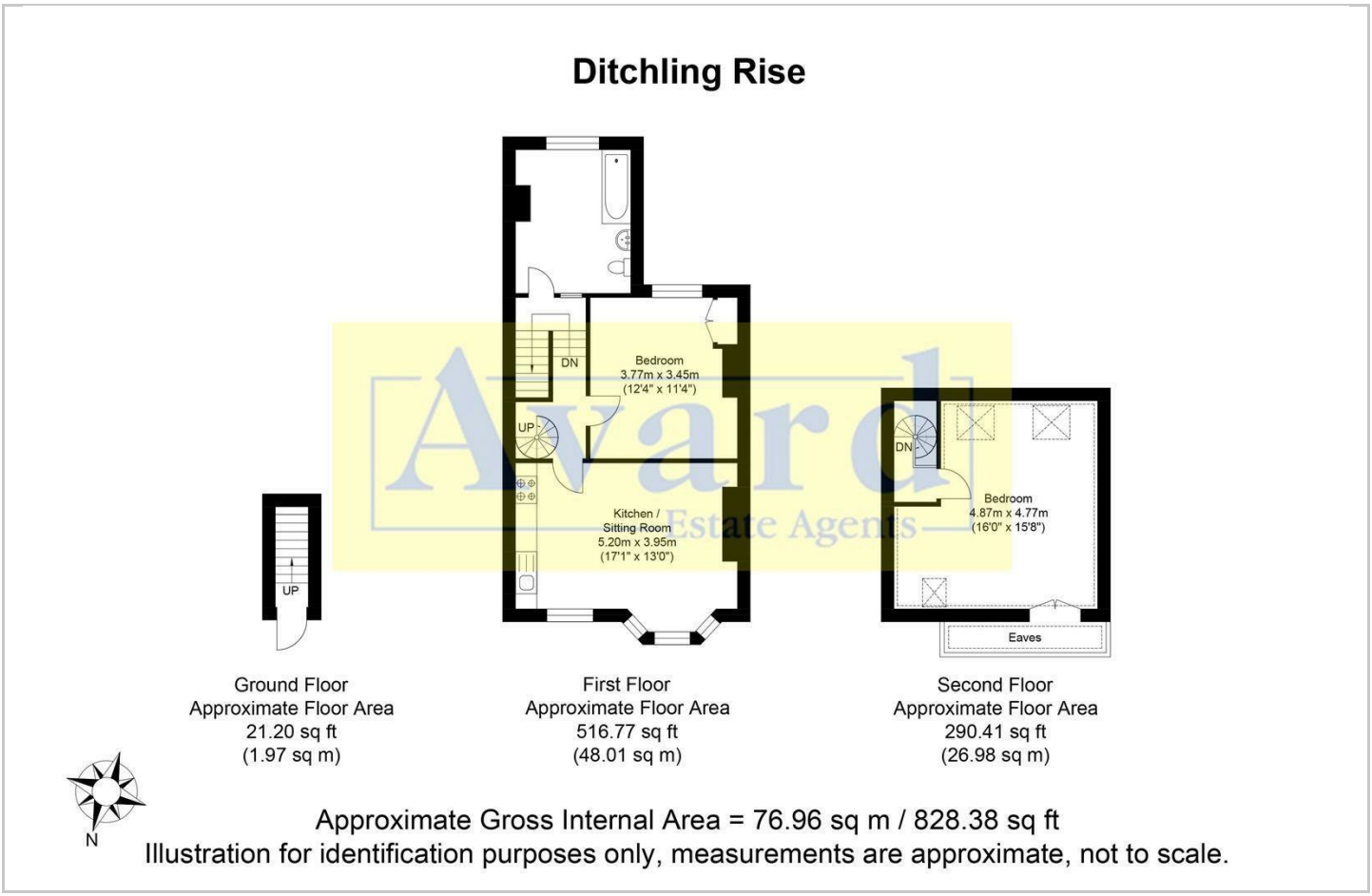
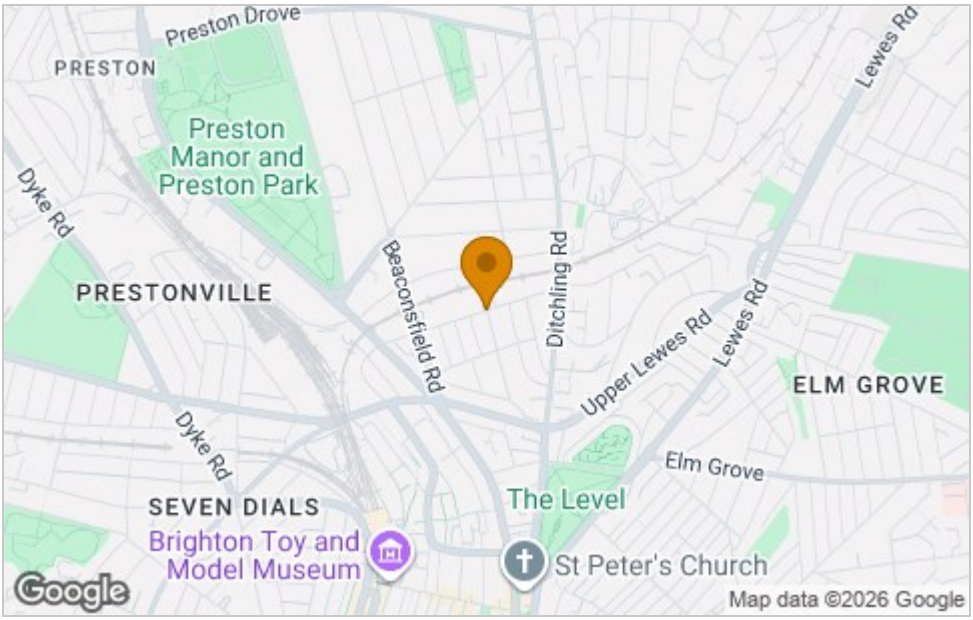
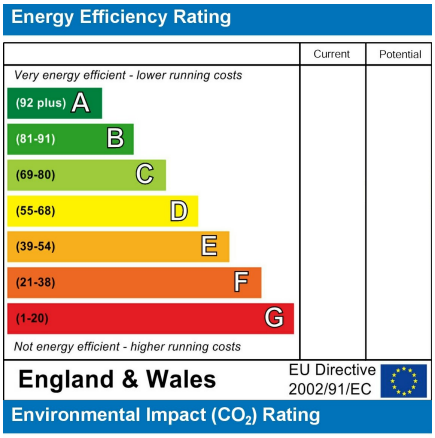
## Floor Plan




## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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