



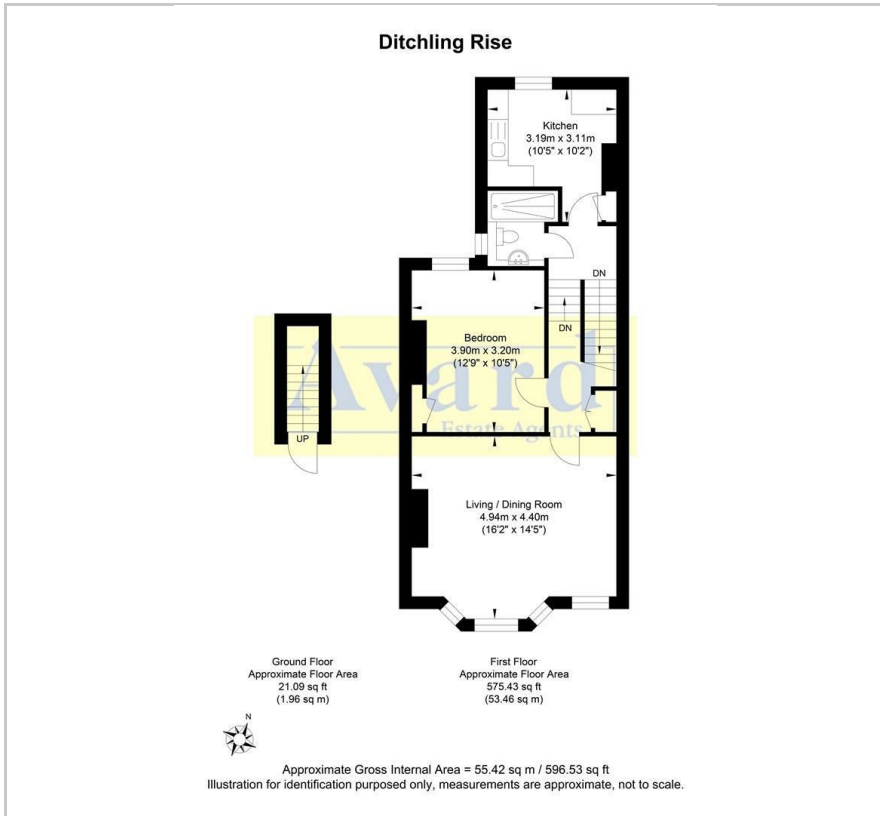
173 Ditchling Rise

Brighton, BN1 4QR

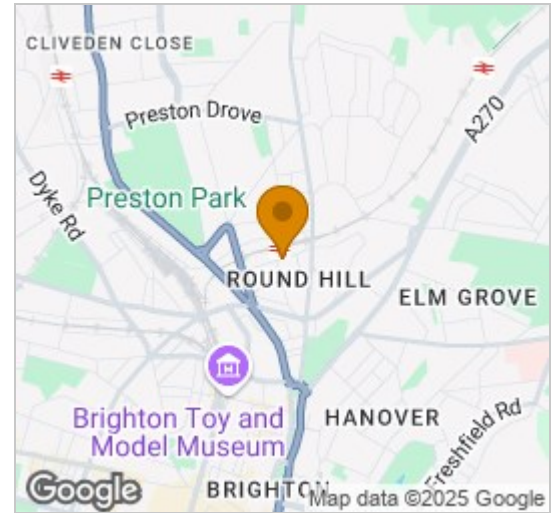
£1,200



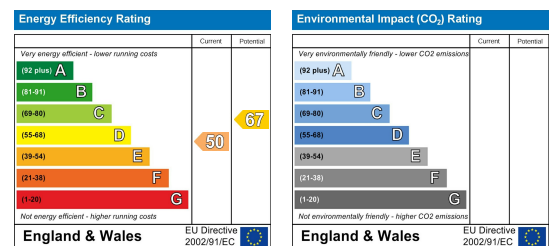
## Floor Plan



## Area Map

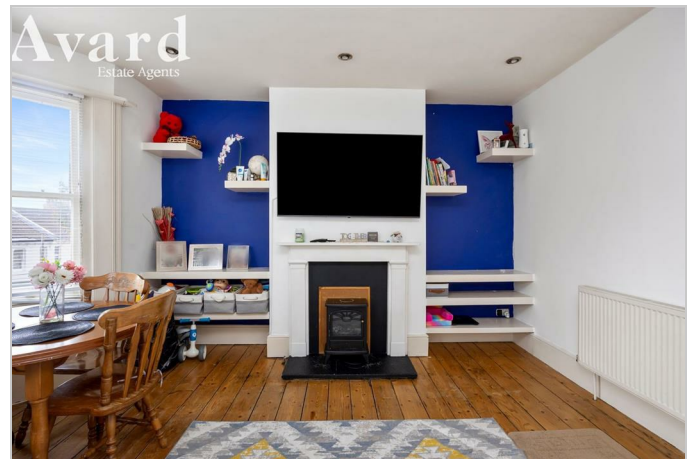


## Energy Efficiency Graph



## 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.



Avard Estate Agents proudly present this charming 1-bedroom first floor flat located in the sought-after area of Ditchling Rise, Brighton. Situated between the vibrant Fiveways and the popular 'Preston Circus', this property offers not just a home, but a lifestyle.

Ideal for a single professional, couple, or as a lucrative investment opportunity, this flat is perfectly positioned near Down's junior and infant schools, as well as being in the catchment area for the esteemed Dorothy Stringer and Vamdean schools. The location boasts an array of amenities, from quaint gastro pubs like the 'Signalman' and the 'Open House', to a variety of shops at Fiveways for all your daily needs.

For those who enjoy the outdoors, the stunning Preston Park is just a stone's throw away, offering recreational facilities such as tennis courts and bowling greens. The convenience of nearby bus routes makes exploring the lively city of Brighton a breeze, while the proximity to Brighton mainline station and London Road train station provides easy access to London, Gatwick, and beyond.

The flat itself features a southerly aspect living room, a bedroom, a well-appointed bathroom, and a kitchen. With its peaceful surroundings and close proximity to the city's hustle and bustle, this property offers the best of both worlds.

Don't miss out on this fantastic opportunity to own a piece of Brighton's charm in a prime location. Contact Avard Estate Agents today to arrange a viewing and make this delightful flat your new home.



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