


Avard
Estate Agents

# Ditchling Rise

, Hove, BN1 4QR

**Asking price £270,000**

1 1 1

# Ditchling Rise





## Description

One-Bedroom Ground Floor Flat with Private Sun Terrace and Share of Freehold.

Avard Estate Agents are delighted to offer for sale this beautifully presented one-bedroom ground floor flat, forming part of an attractive Victorian period building in the highly sought-after Ditchling Rise area of Brighton. Benefiting from a share of the freehold, a private sun terrace and a southerly-facing rear garden, this charming property combines period character with contemporary living and is ideally positioned for access to Brighton's vibrant city centre.

The accommodation is well arranged and comprises a welcoming entrance hallway, a bright and inviting living room, a modern fitted kitchen, a generously proportioned bedroom and a contemporary shower room.

One of the property's standout features is its delightful southerly-facing rear garden, complete with a private sun terrace. This attractive outdoor space provides the perfect setting for alfresco dining, entertaining friends and family, or simply relaxing and enjoying the sunshine.

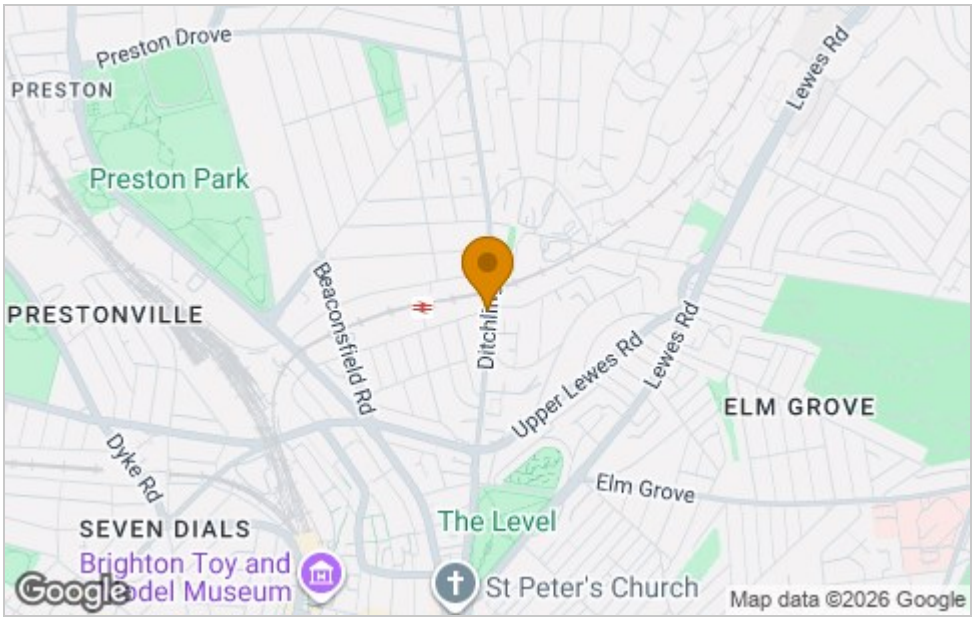




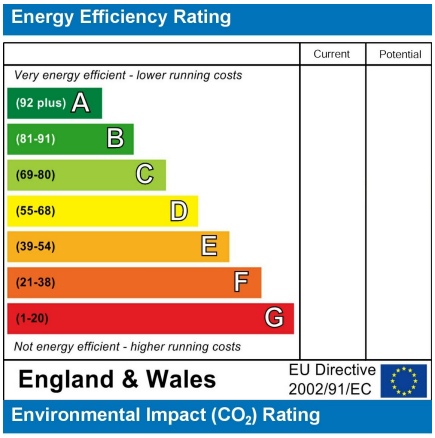


## Floor Plan

## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Avard Estate Agents 143 Ditchling Road, BN1 6JA
Tel: 01273696000 Email: info@avards.co.uk http://www.avard.co.uk