

Avard
Estate Agents

PRINCES ROAD

Avard
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FOR SALE
SALES 01273 696000
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Ditchling Road
Brighton, BN1 4SG

£275,000 SHARE OF FREEHOLD





Description

Guide Price £275,000-£300,000

Avard Estate Agents are delighted to present this charming two-bedroom ground floor flat, nestled in the esteemed Roundhill conservation area of Brighton. This property boasts a delightful patio garden, perfect for enjoying the fresh air. Recently updated by the current owner over the past few years, the flat offers a modern living experience while retaining its character. Additionally, it comes with a share of the freehold, providing added security and peace of mind.

Just a short walk from Down's junior and infant schools, and within the catchment area for the highly regarded Dorothy Stringer and Varndean schools. The neighbourhood is rich with amenities, featuring a selection of well-known gastro pubs such as The Roundhill, Signalman, and Open House, ensuring that dining out is always a pleasure.

For your shopping needs, the vibrant Fiveways area is nearby, offering a variety of local shops, including a post office, butcher, greengrocer, hair salon, coffee shops, and a bakery. This flat is perfectly positioned to enjoy the lively atmosphere of the city while still providing a tranquil retreat.

Outdoor enthusiasts will appreciate the proximity to Preston Park, which offers excellent recreational facilities, including tennis courts and bowling greens, making it an ideal spot for memorable days out. The diverse offerings of central Brighton are easily accessible, whether by a leisurely stroll or a quick bus ride into the city centre.

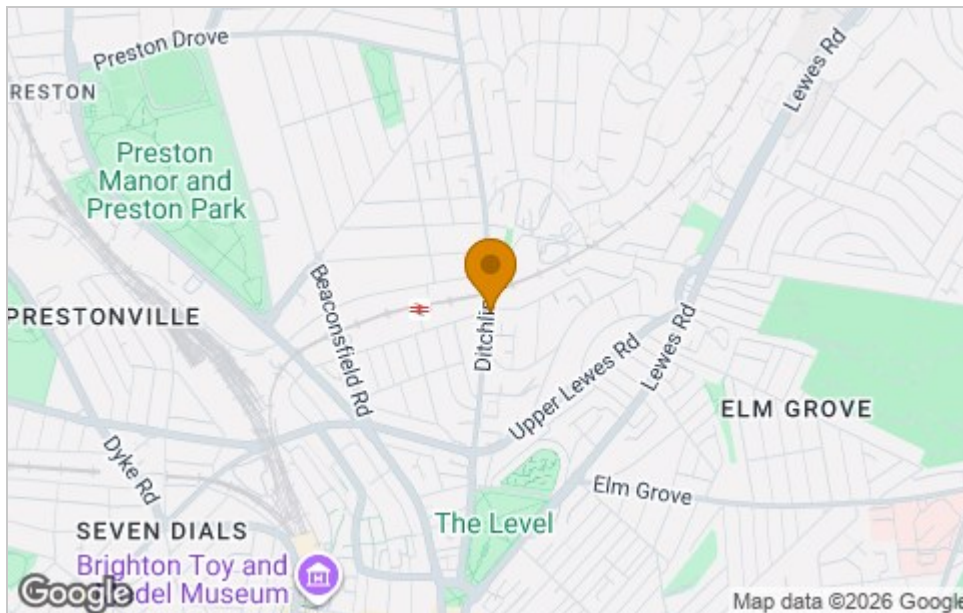




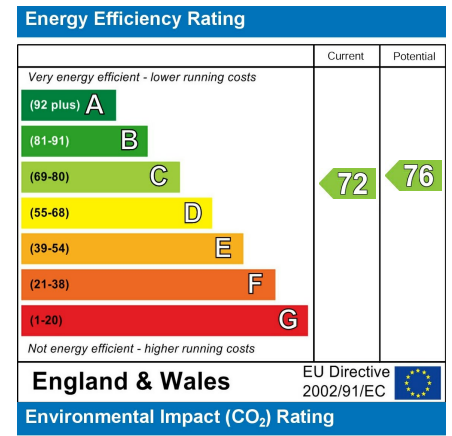
Floor Plan



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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