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96a Ditchling Rise

Brighton, BN1 4QQ

Guide price £350,000-£400,000

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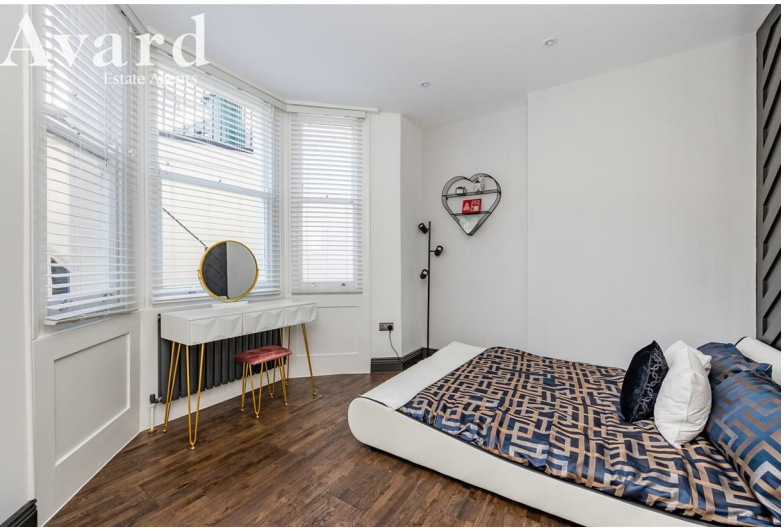
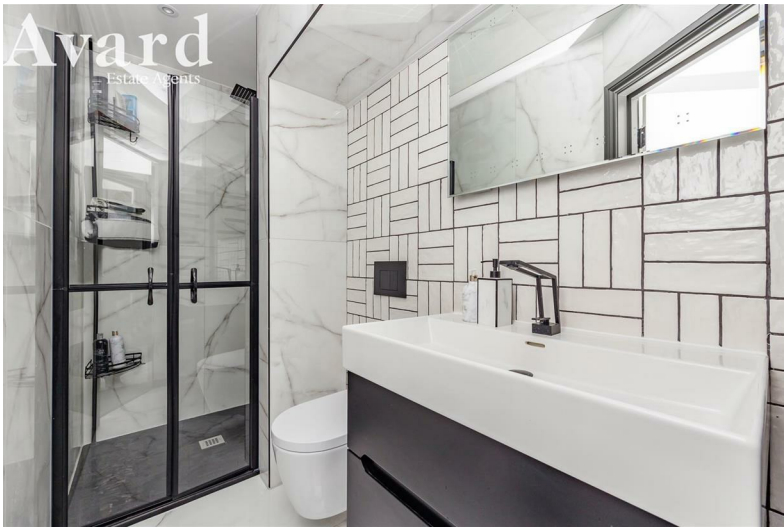




Description

Guide Price £350,000-£375,000

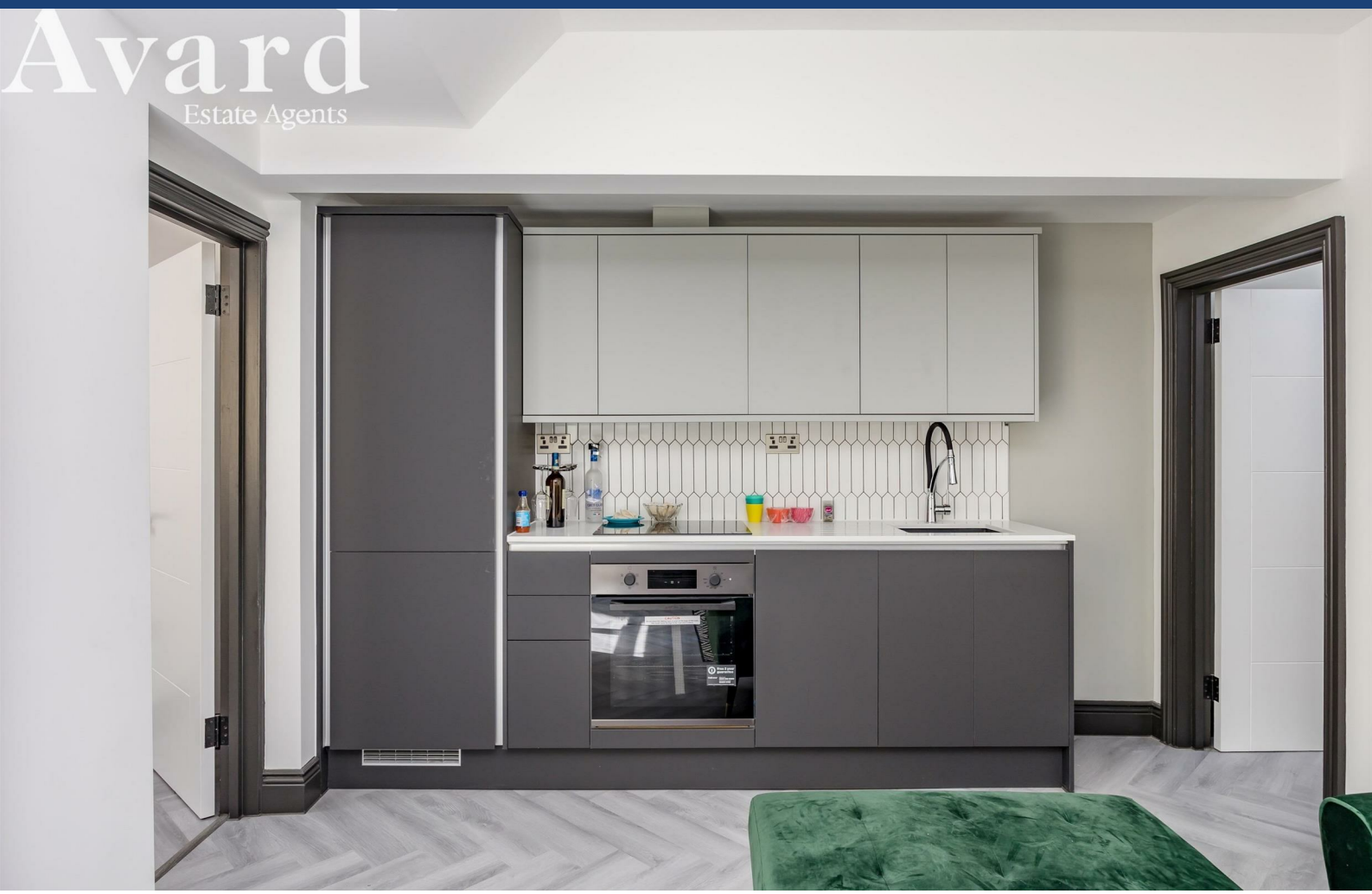
Avard Estate Agents are delighted to offer for sale this beautifully refurbished two-bedroom lower ground floor garden flat, forming part of an attractive Victorian building and benefiting from a share of the freehold.

The accommodation is accessed via a private street entrance and comprises an entrance hallway, a bright and stylish living room with open-plan fitted kitchen, two well-proportioned bedrooms, a contemporary shower room, and a south-facing private garden. The property has been finished to an exceptionally high standard throughout, creating a turnkey home ideal for owner-occupiers or investors alike.

Ideally located in the highly regarded Ditchling Rise area, positioned between Fiveways and the popular Level district, the flat enjoys excellent access to local shops, cafés, and amenities. Downs Infant and Junior Schools, both highly regarded, are just a short stroll away. The property offers the perfect balance of being close to the vibrancy of Brighton city centre while enjoying a quieter, more peaceful residential setting.

Central Brighton is within comfortable walking distance, with regular bus services providing easy access to the city. The area is well known for its excellent selection of gastro pubs, including The Jolly Poacher, The Signalman, and The Open House. Nearby Lewes Road and London Road offer an abundance of independent shops, supermarkets, and amenities, while Fiveways is close at hand with its popular delis, butcher, and bakery. Preston Circus, with its coffee shops and bars, is also just around the corner.

Both Brighton mainline and London Road railway stations are within walking distance, offering excellent commuter links to Gatwick Airport and London.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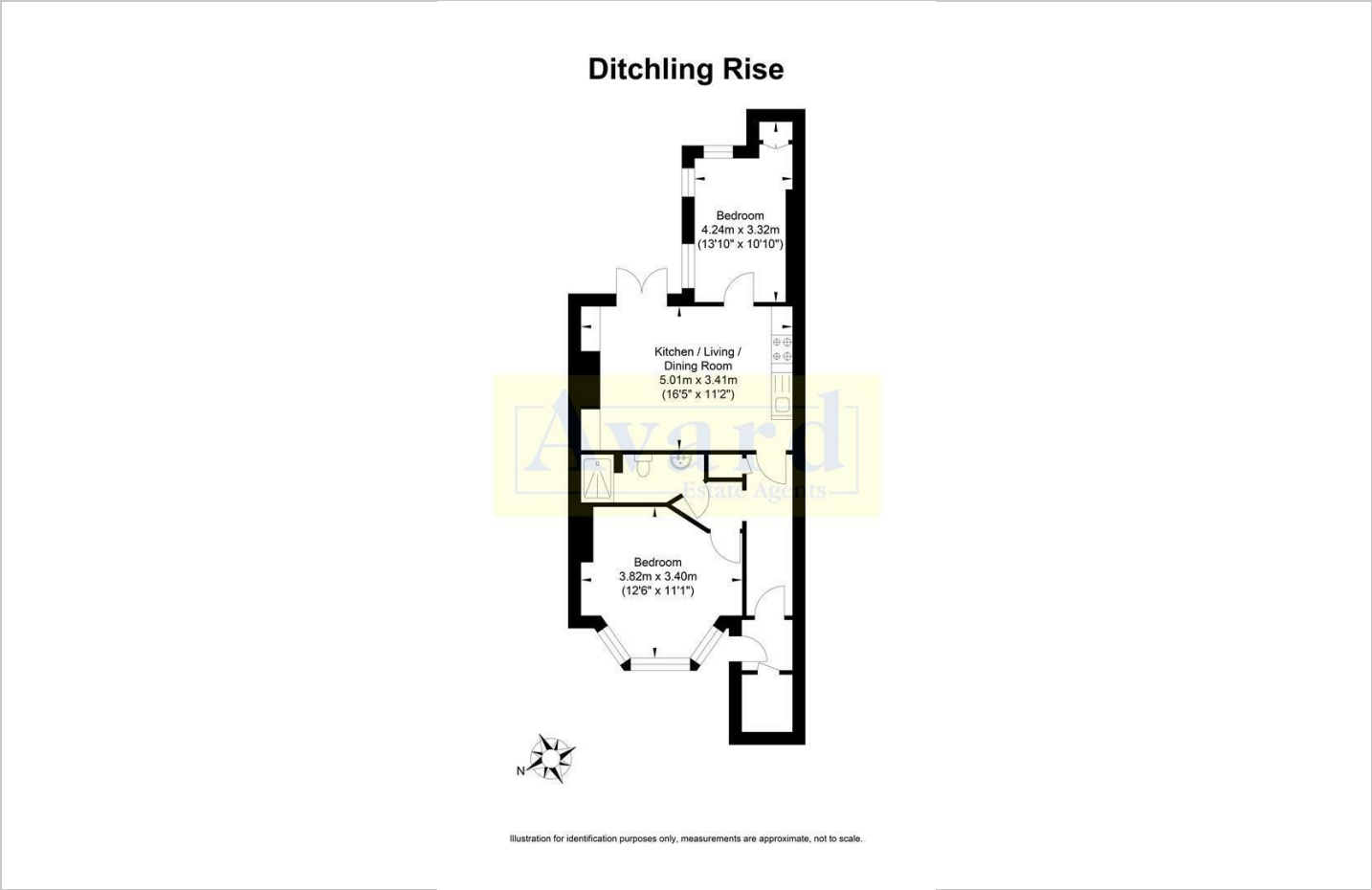
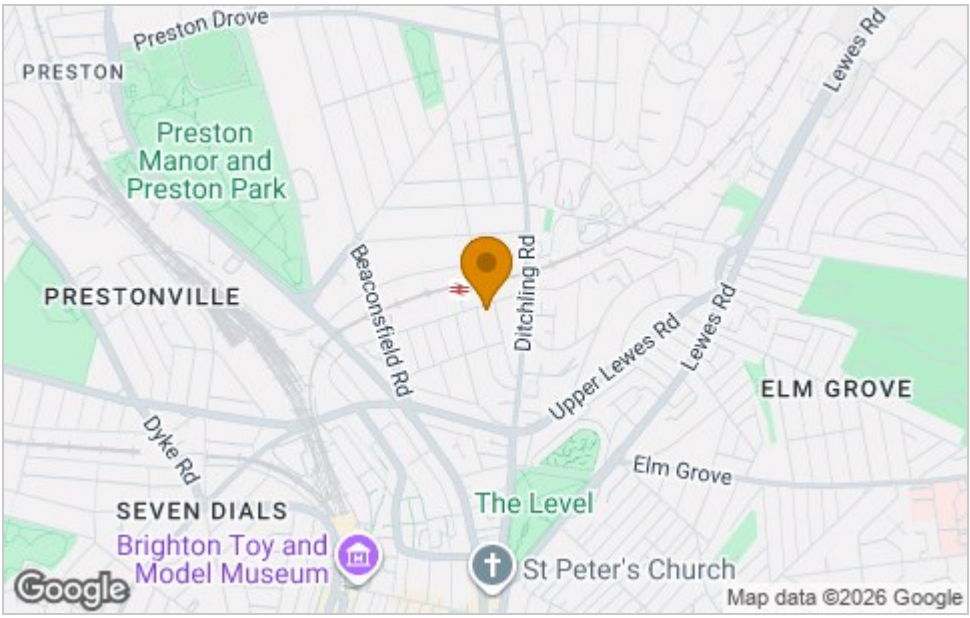
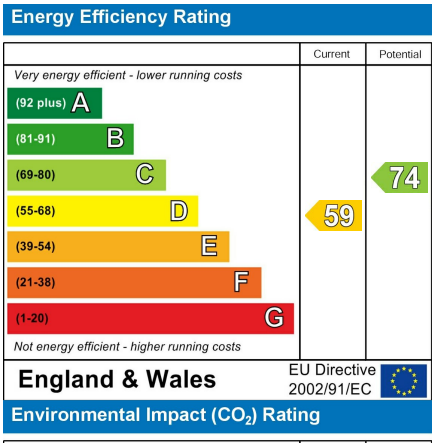
Floor Plan



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.

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