

# Avard

Estate Agents

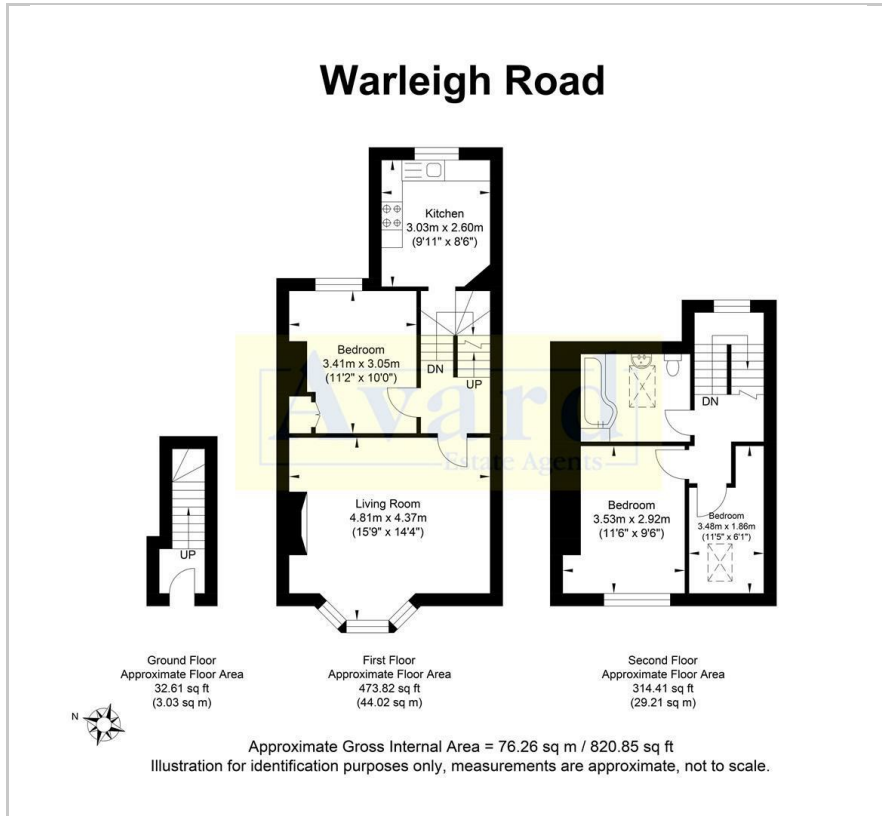


56 Warleigh Road  
Brighton, BN1 4NS  
Guide price £425,000

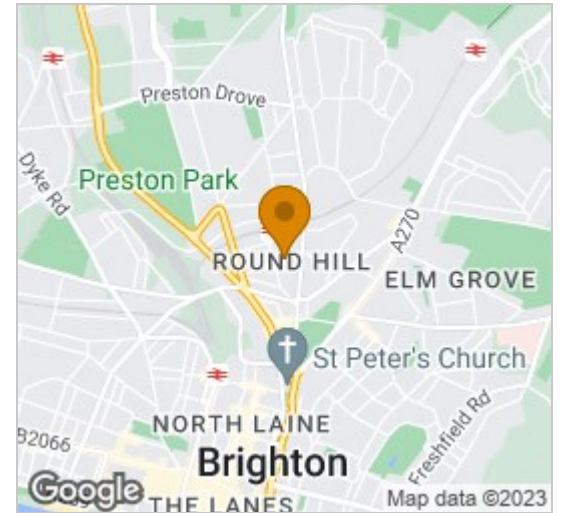


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## Floor Plan



## 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.

- 3 Bedroom Maisonette
- Large Living Room
- Parking Zone J
- Close To Preston Circus
- Great Location For Commuters
- Spacious Separate Kitchen
- Long Lease
- Located Just Off The Ever So Popular Ditchling Rise

Guide Price £425,000-£450,000

Avard Estate Agents are pleased to be able to offer for sale this period Victorian 3-bedroom maisonette. Situated in the highly desirable Ditchling Rise area of Brighton between the Fiveways and the popular 'Level area'. It is only a short stroll from Down's junior, infant schools and is in the catchment area for Dorothy Stringer and Vardean school which both have excellent reputations. The area has many well-known gastro pubs including 'The Roundhill', 'Signalman' and the 'Open House' nearby. Extensive shopping opportunities arise to suit all of your needs nearby at the popular Fiveways including a post office, butcher, greengrocer, hair salon, coffee shops and bakery to name a few. It is just a stone's throw away from the hustle and bustle of the city yet is just distant enough to maintain a quiet and more peaceful feel. Nearby is the stunning Preston Park with its recreational facilities providing many memorable days out including tennis courts and bowling greens. The diverse central Brighton is close enough for a relaxed stroll or a short ride into the City Centre on one of the many available bus routes. Nearby, both Lewes Road and London Road have an abundance of local shops and supermarkets to suit every requirement. Along with Preston Circus with its coffee shops and bars which are just around the corner. Brighton mainline station and London Road train station with their commuter links to London, Gatwick and beyond are within easy walking distance.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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