

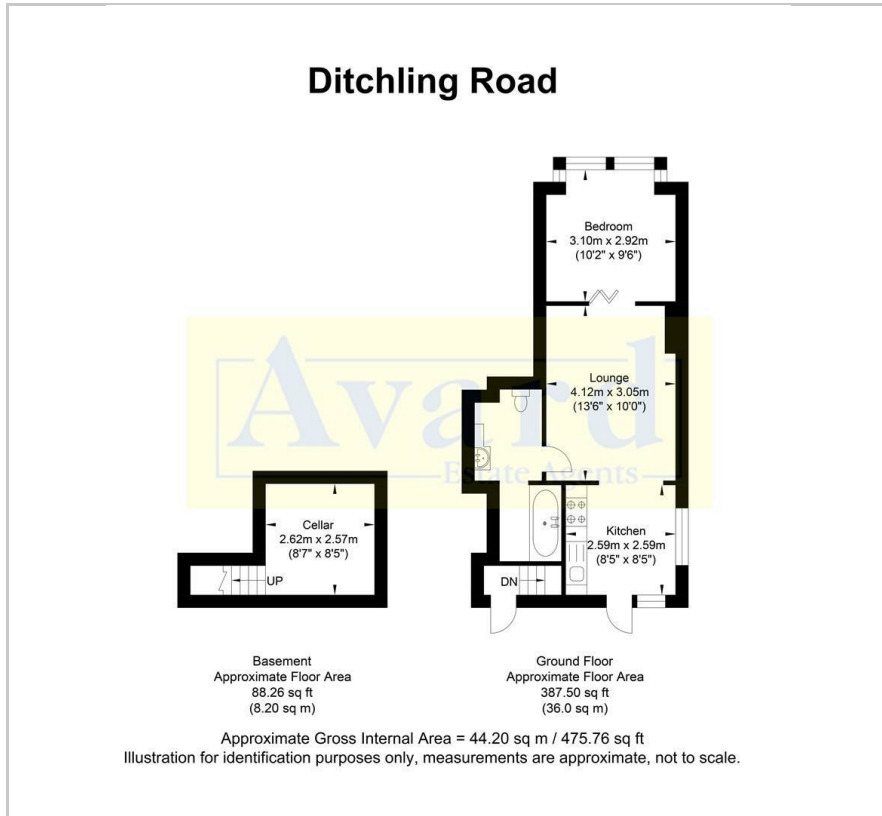
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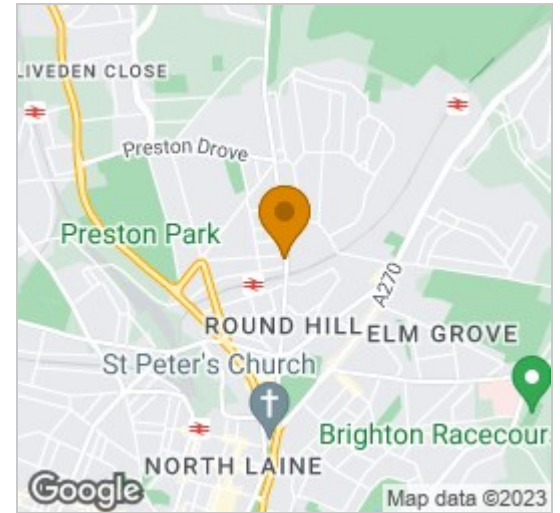
147a Ditchling Road  
Brighton, BN1 6JA  
**£285,000**



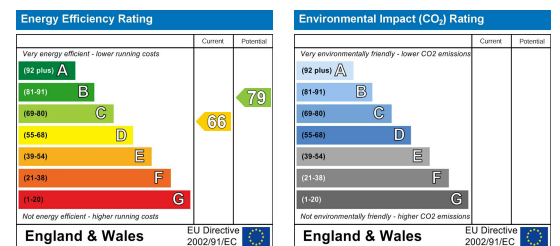
## Floor Plan



## 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.

- Beautifully Presented Ground Floor Apartment
- Westery Aspect Rear Garden
- Lower Ground Floor Office/Studio
- Share of The Freehold
- Own Street Entrance
- Forming Part Of This Red Brick Period Building
- Ideal for Commuters
- Parking Zone J



Avard Estate Agents are pleased to be able to offer for sale this beautifully presented ground floor one bedroom apartment forming part of this impressive double fronted period building. This fantastic property also benefits from having share of the freehold, feature office/studio and a westerly aspect rear garden. Situated in this highly desirable area of Brighton and only a short stroll from Down's Junior, infant schools and is in the catchment area for Dorothy Stringer and Varndean school which both have excellent reputations. The area has many well-known gastro pubs including the, '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. 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 with in walking distance. The accommodation features own street private entrance, living room, kitchen, bedroom, bathroom, westerly aspect rear garden and stairs leading down to area used as office/studio with entrance from garden.



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.