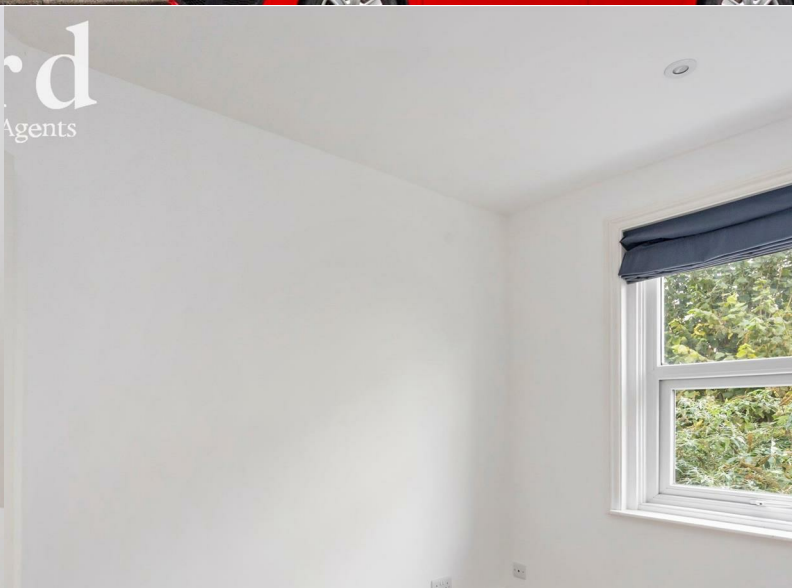




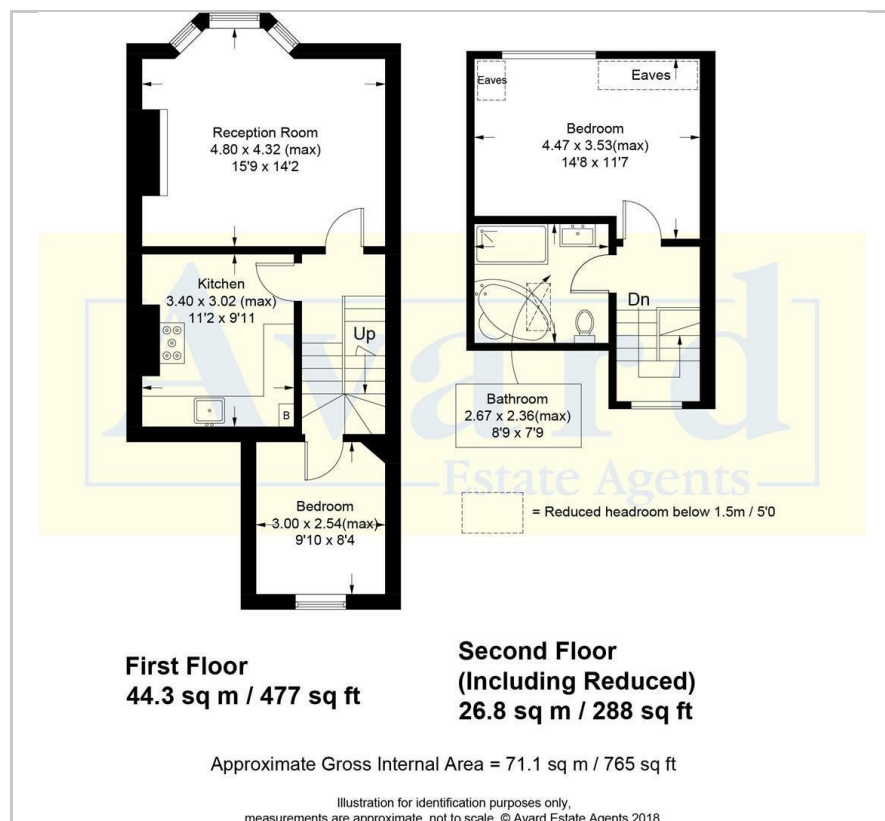
54 Warleigh Road

, Brighton, BN1 4NS

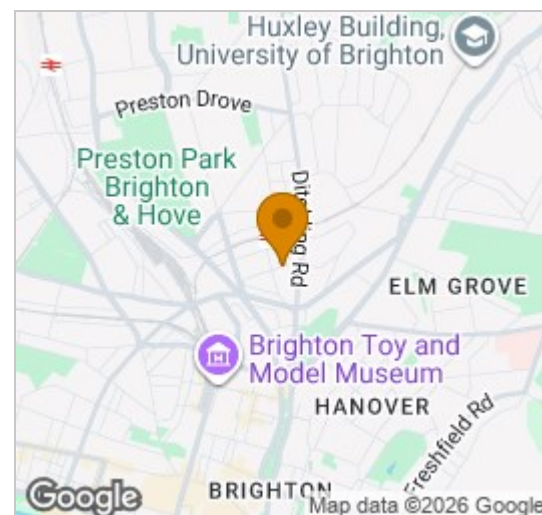
£1,750 Per month



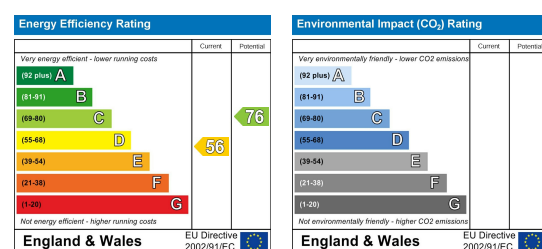
Floor Plan



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.

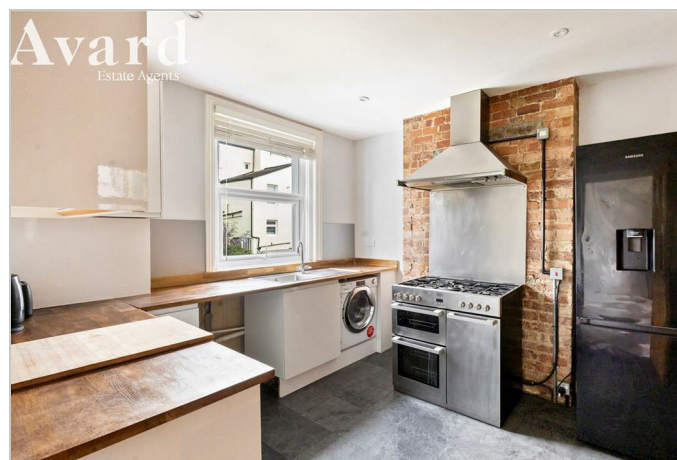
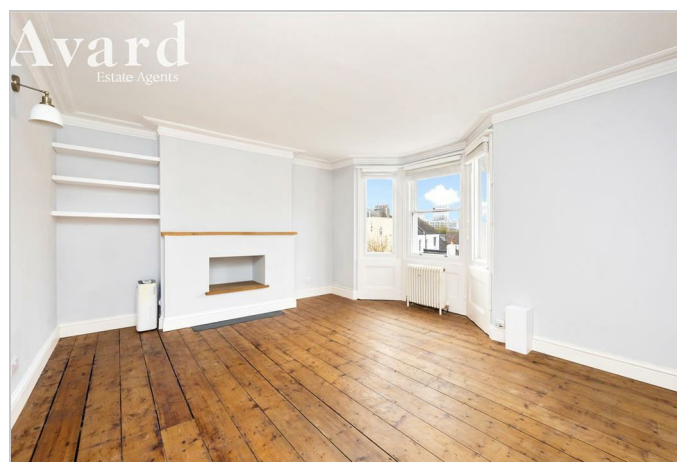
- 2 Double Bedrooms
- Excellent Location For Commuters
- Tastefully Decorated
- Available 6/2/26
- Brilliant Schools In Close Proximity
- Parking Zone J

Avard Estate Agents are delighted to present this charming two-bedroom maisonette located on Warleigh Road in the vibrant city of Brighton. This property occupies the first and second floors of a beautifully maintained Victorian building and has been recently updated, offering a perfect blend of period features and contemporary living.

The accommodation includes a spacious living room that enjoys a westerly aspect, allowing for plenty of natural light. The fitted kitchen boasts a striking exposed brick wall, adding character and warmth to the space. Both bedrooms are generously sized doubles, providing ample room for relaxation. The modern bathroom suite completes the interior, ensuring comfort and convenience.

Situated in the sought-after Ditchling Rise area, this maisonette is ideally positioned between the lively Fiveways and the popular Preston Circus. Residents will appreciate the proximity to local shops, cafes, and excellent schools, including Down's junior and infant schools, as well as the highly regarded Dorothy Stringer and Varndean schools. The property offers a peaceful retreat from the hustle and bustle of the city while remaining within easy reach of central Brighton, which can be accessed via a pleasant stroll or a short bus ride.

The neighbourhood is home to a variety of delightful gastro pubs, such as the Signalman and the Open House, as well as an array of local shops and supermarkets along Lewes and London Road. The



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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