



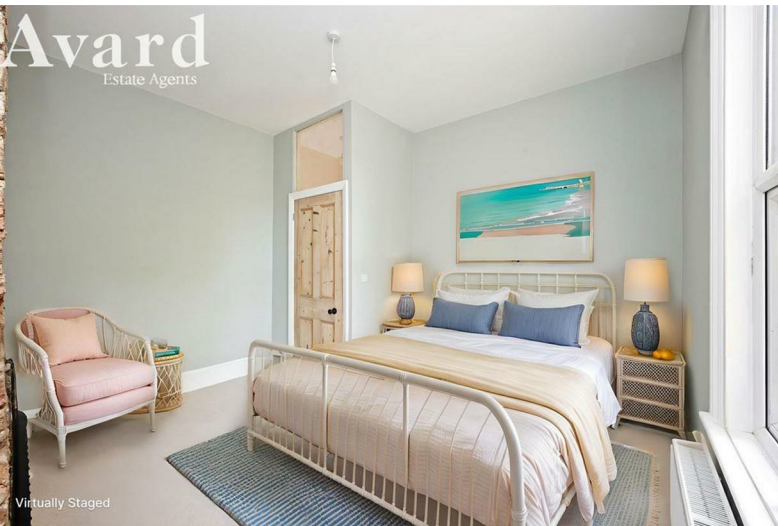
Ditchling Rise

, BN1 4QR

Guide price £300,000



122 Ditchling Rise



Description

Guide Price £300,000-£325,000

Located in the heart of Brighton on the desirable Ditchling Rise, this newly modernised ground floor flat is a delightful find. Set within a charming Victorian building, the property boasts two bedrooms and a stylishly updated shower room, making it an ideal home for individuals or couples alike. The flat has been refurbished to a high standard, featuring a contemporary kitchen that is both functional and aesthetically pleasing.

The location is superb, positioned conveniently between the vibrant 'Fiveways' area and the trendy 'Preston Circus'. Residents will appreciate the abundance of local amenities, including delightful gastro pubs and a variety of shops that cater to everyday needs. For those who enjoy the outdoors, nearby Preston Park offers a serene escape with leisure facilities, perfect for a relaxing afternoon.

The flat's proximity to Brighton's city centre means that a leisurely stroll or a short bus ride will have you immersed in the city's lively atmosphere in no time. Additionally, Brighton mainline station and London Road train station are within walking distance, ensuring that commuting to London, Gatwick, and beyond is both easy and efficient.

With a share of the freehold, this property not only represents a wonderful home but also a savvy investment opportunity. Whether you are looking to settle in a vibrant community or seeking a property with great rental potential, this flat is an excellent choice. Embrace the unique lifestyle that Brighton has to offer by contacting Avard Estate Agents today to arrange a viewing. Seize this opportunity to own a piece of Brighton's rich history and enjoy all the excitement this remarkable city has in store for you.



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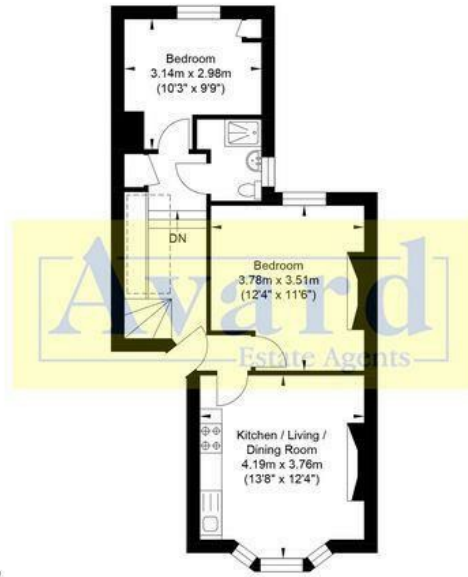


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Floor Plan

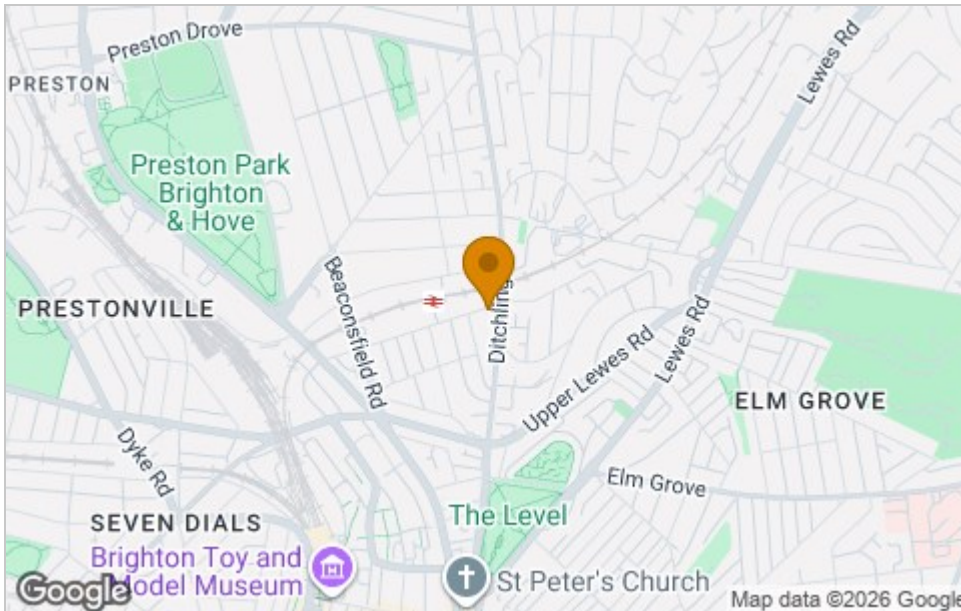
Ditchling Rise



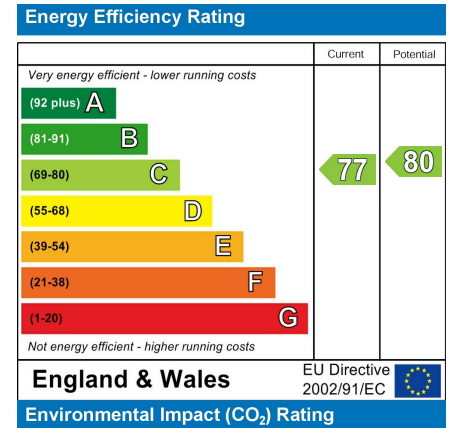
Ground Floor Flat
Approximate Floor Area
520.21 sq ft
(48.33 sq m)

Approximate Gross Internal Area = 48.33 sq m / 520.21 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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