

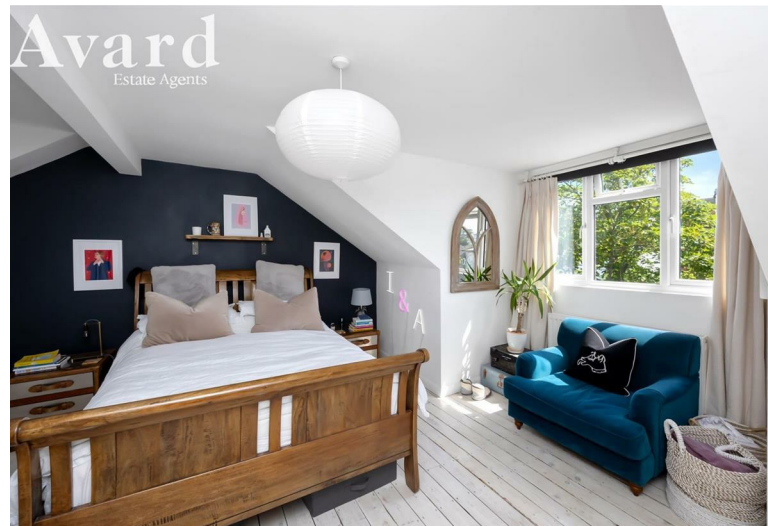
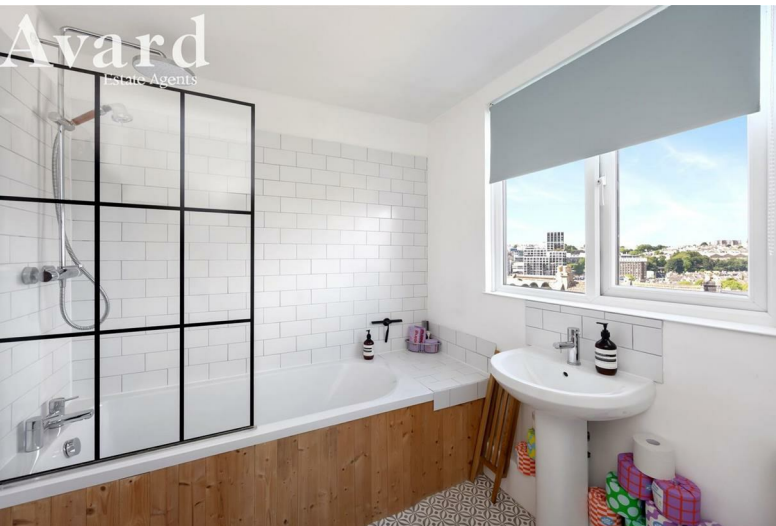


Maisonette 113 Ditchling Road  
Brighton, BN1 4SE

**Offers Over £395,000**  
**SHARE OF FREEOLD**



# Maisonette, 113 Ditchling Road, Brighton, BN1 4SE



## Description

OFFERS OVER £395,000

SHARE OF FREEHOLD

Award Estate Agents are pleased to offer for sale this 2-bedroom stunning beautifully presented maisonette forming part of this period building which also includes having a share in the freehold. Upon entering the landing, you find a contemporary fitted kitchen with integral appliances and a striking brick exposed wall, shower room with WC, bedroom two, large living with bay window and secondary front window allowing natural light to flow through and a feature fireplace with log burner for those cosy nights. The turning staircase takes you to the second-floor landing where there is an office space ideal for working from home. Master bedroom with a range of built-in wardrobes, drawers and shelving, en-suite with bath and rain shower above.

Situated in this highly desirable location between the Fiveways and the popular 'Preston Circus. It is only a short stroll from Down's junior, infant schools which has an excellent reputation. The area has many well-known gastro pubs including the, 'The Roundhill', 'Signalman' and the 'Open House' nearby. 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, bars and the famous The Duke of York's Picture House 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 walking distance.



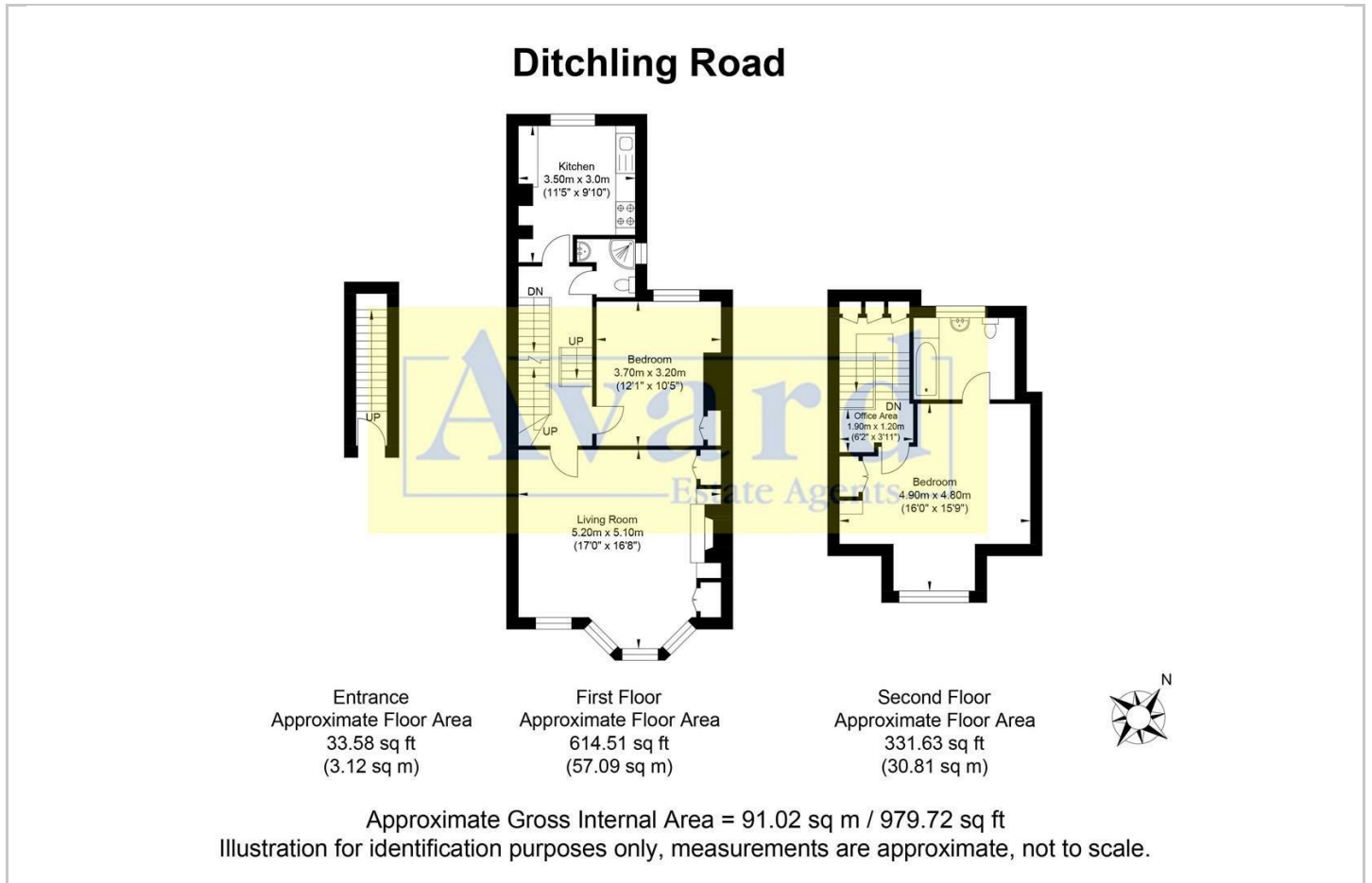
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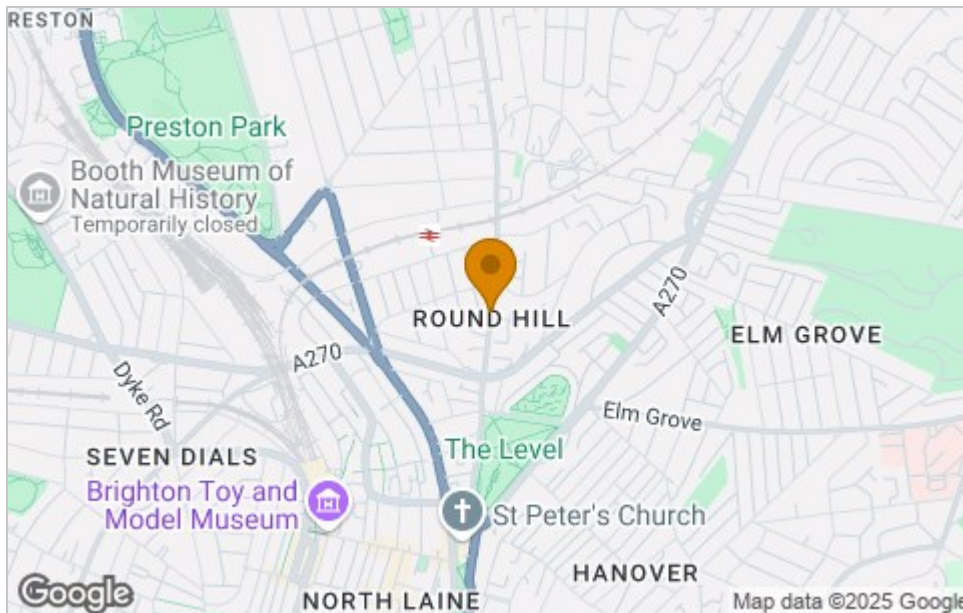
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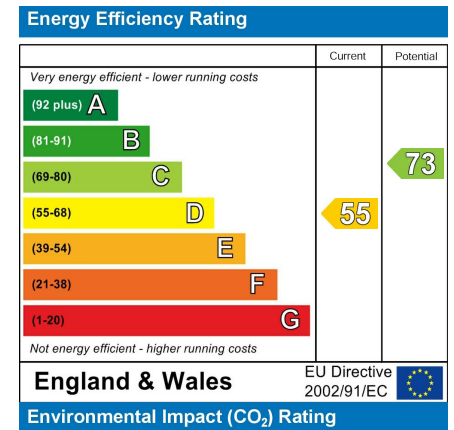
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Avar Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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