



133a Ditchling Rise

, Brighton, BN1 4QQ

Guide price £275,000 to £300,000



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## Description

Guide Price £275,000-£300,000

Avard Estate Agents are pleased to present this delightful one-bedroom garden flat situated on Ditchling Rise in the lively city of Brighton. Accommodation comprising of, own street entrance, hallway, living room, kitchen bathroom, private rear garden with timber built office.

Positioned conveniently between the vibrant Fiveways area and the popular Preston Circus, this flat offers residents the opportunity to enjoy the best of Brighton. The neighbourhood is well-known for its excellent educational institutions, including Down's junior and infant schools, as well as the highly regarded Dorothy Stringer and Varndean schools, all of which fall within the catchment area.

Local amenities abound, with a selection of charming gastro pubs such as the Signalman and the Open House just a short stroll away. The Fiveways area also boasts a variety of shops, including a post office, butcher, greengrocer, coffee shops, and a bakery, ensuring that all your daily needs are easily met within walking distance.

For those who enjoy outdoor pursuits, the nearby Preston Park offers a wealth of recreational facilities, including tennis courts and bowling greens, perfect for leisurely afternoons spent in the fresh air. Despite its proximity to the bustling heart of Brighton, this property provides a serene atmosphere, allowing residents to retreat to a peaceful haven while remaining connected to the vibrant city life.

Central Brighton is easily accessible, whether by a leisurely walk or a quick bus ride, and both Brighton mainline station and London Road train station are within walking distance, providing excellent commuter links to London, Gatwick, and beyond. This flat is a must-see for anyone looking to embrace the Brighton lifestyle.

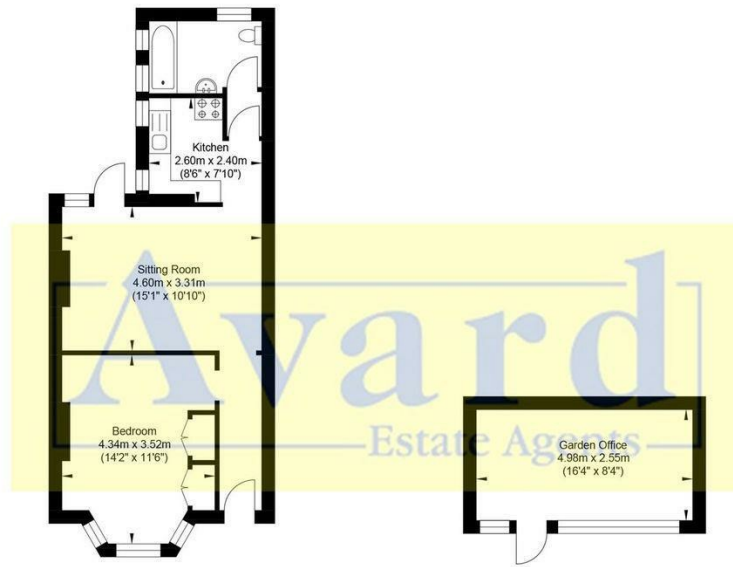


Award  
Estate Agents



## Floor Plan

### Ditchling Rise



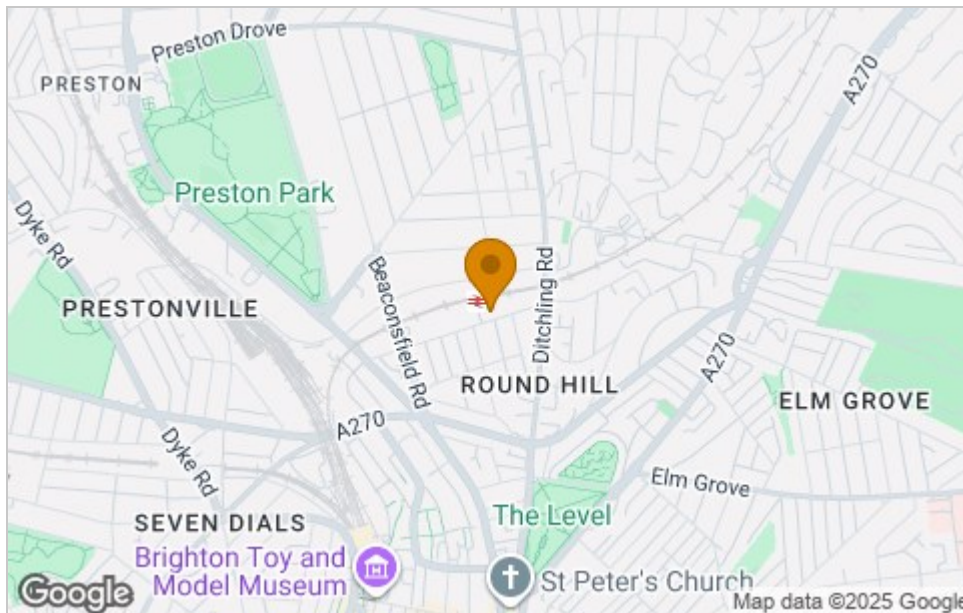
Lower Ground Floor  
Approximate Floor Area  
480.17 sq ft  
(44.61 sq m)

Outbuilding  
Approximate Floor Area  
136.70 sq ft  
(12.7 sq m)

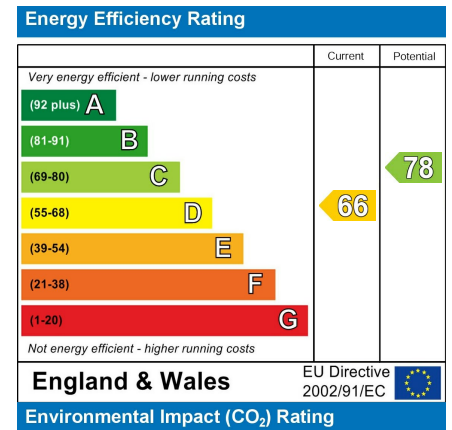


Approximate Gross Internal Area (Including Outbuilding) = 57.31 sq m / 616.87 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## 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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