

# Avard

Estate Agents



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**FOR SALE**  
SALES 01273 696000  
www.avid.co.uk

First Floor Flat, 57 Ditchling Rise

, Brighton, BN1 4QN

**£250,000**



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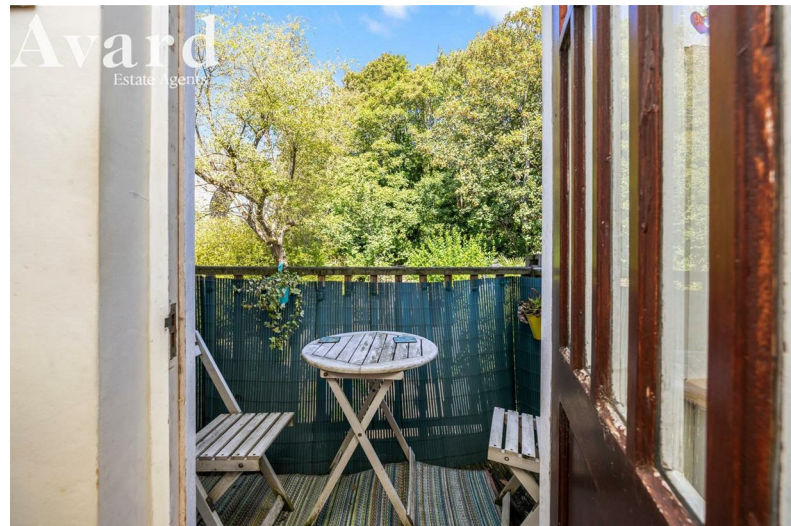


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# First Floor Flat, 57 Ditchling Rise



## Description

Nestled in the charming area of Ditchling Rise, Brighton, this delightful first-floor flat presents an ideal opportunity for those seeking a comfortable and convenient living space. Spanning an impressive 576 square feet, the property features a well-appointed reception room that serves as a welcoming area for relaxation and entertaining guests. The flat includes one spacious bedroom, perfect for a single occupant or a couple in search of a cosy retreat. The thoughtfully designed bathroom ensures both functionality and style, catering to modern living needs.

One of the notable advantages of this property is the absence of an onward chain, which facilitates a smooth and straightforward purchasing process. Furthermore, a new lease will be granted, providing peace of mind for future homeowners.

Conveniently positioned between the vibrant Fiveways area and the popular Preston Circus, this flat allows residents to enjoy the best of the City. Brighton mainline train station with commuter links to Gatwick Airport and London can be found close by.

- First Floor Flat
- Parking Zone J
- No Onward Chain
- Great Location For Commuters
- New Lease To Be Granted
- 588 Square Feet
- Balcony
- Close To Preston Circus

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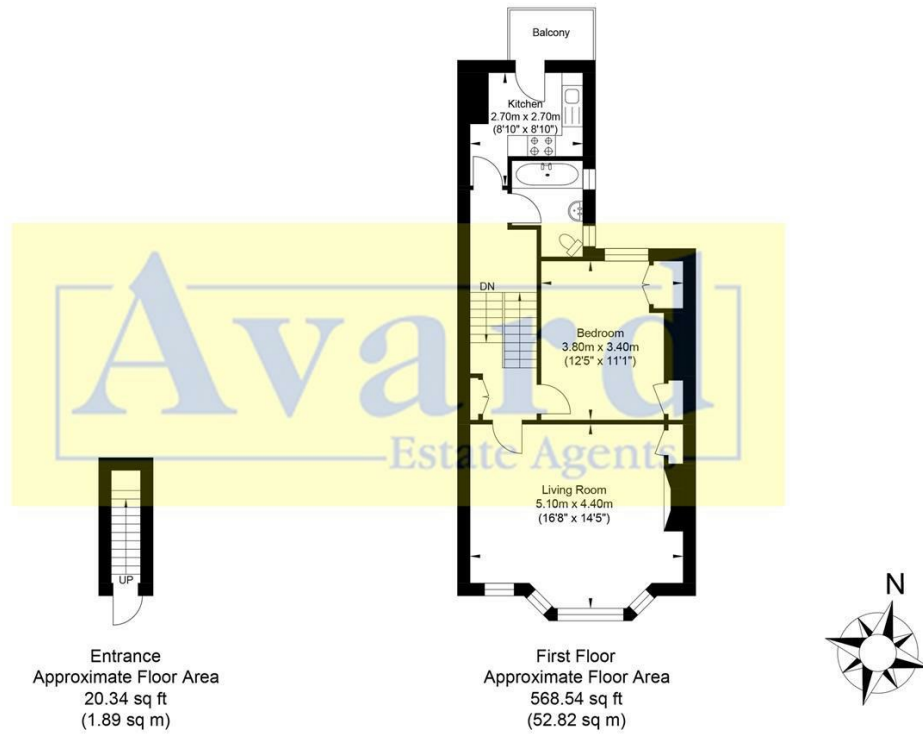


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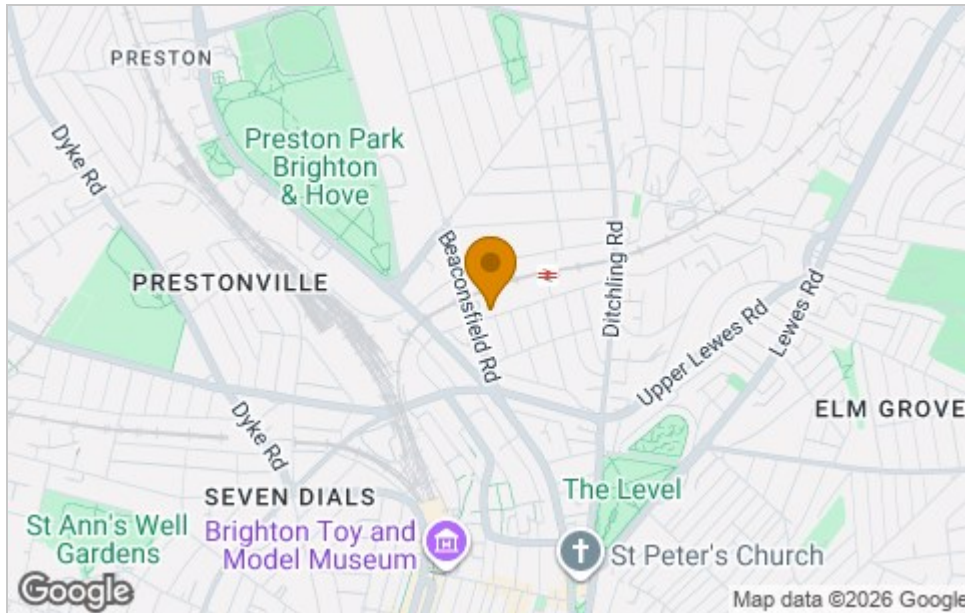
## Floor Plan

### Ditchling Rise



Approximate Gross Internal Area = 54.71 sq m / 588.88 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

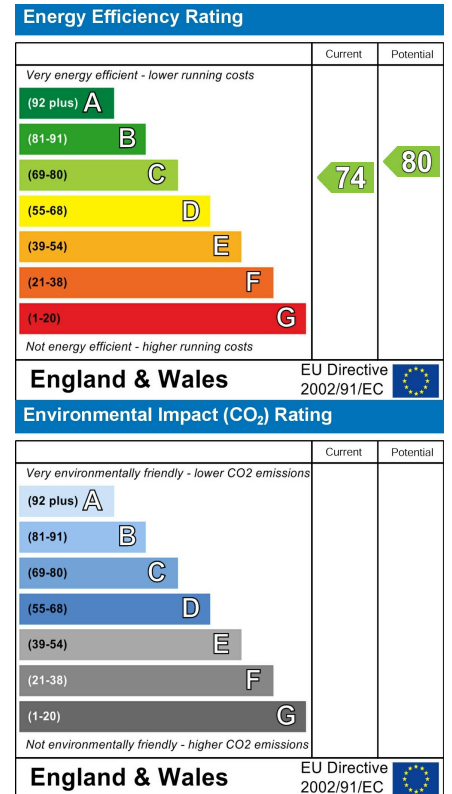
## Area Map



## 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.

## Energy Efficiency Graph



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