Avard
Estate Agents





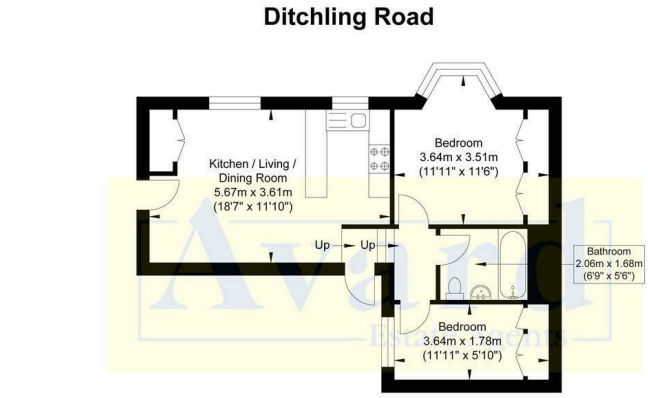
124 Ditchling Road

, Brighton, BN1 4SG

£1,500 Per month

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Floor Plan



Ground Floor Flat
Approximate Floor Area
485.02 sq ft
(45.06 sq m)

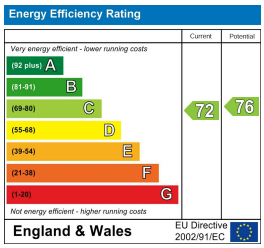
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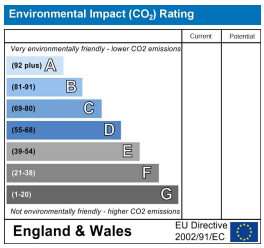
Approximate Gross Internal Area = 45.06 sq m / 485.02 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph

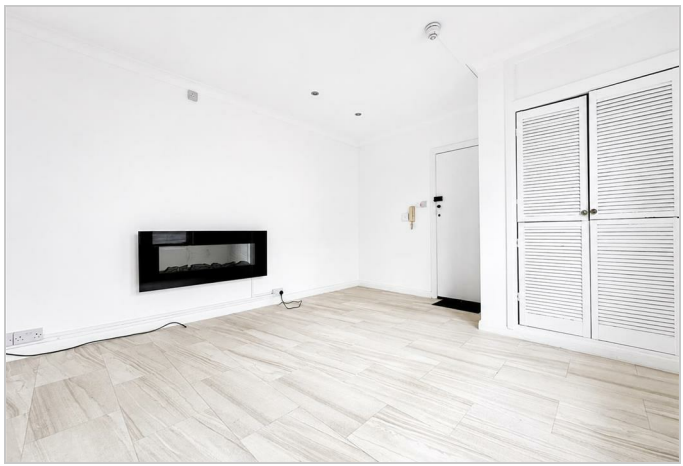




Viewing

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

- Excellent Location
- 2 Bedrooms
- Modern Open Plan Living Area
- Ground Floor Flat
- Parking Zone J
- Patio Garden
- Modern Kitchen
- Contemporary Bathroom





Avard Estate Agents are delighted to offer TO LET this beautifully presented two-bedroom ground floor flat, ideally situated within Brighton's highly sought-after Round Hill Conservation Area. The property has been tastefully updated in recent years and benefits from a delightful private rear patio garden.

The accommodation comprises a bright and spacious open-plan living area with a modern fitted kitchen, two well-proportioned bedrooms and a contemporary bathroom. To the rear, the private patio garden provides an attractive outside space, ideal for relaxing and entertaining.

The property is superbly positioned for access to the many amenities Brighton has to offer. The popular Fiveways area is within easy reach and provides an excellent selection of independent shops, cafés, coffee shops, a bakery, butcher, greengrocer and other everyday conveniences.

There is also an excellent choice of popular local pubs and eateries nearby, including The Roundhill, The Signalman and The Open House, while Preston Park is within easy reach and offers extensive green open space and a variety of recreational facilities.

For commuters, both Brighton Mainline Station and London Road Station are within walking distance, providing convenient rail connections to Gatwick, London and beyond. Regular bus services also provide easy access into Brighton city centre, the seafront and surrounding areas.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Avard Estate Agents 143 Ditchling Road, BN1 6JA
Tel: 01273696000 Email: info@avards.co.uk http://www.avard.co.uk