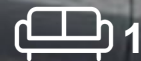




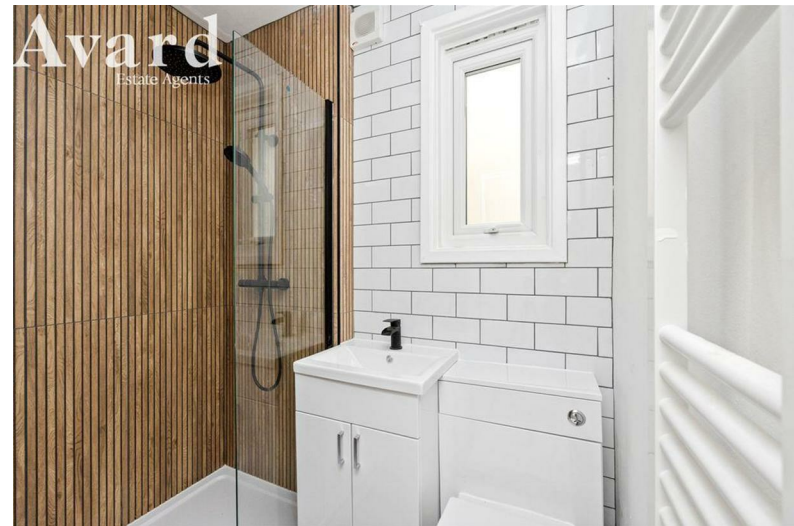
Ditchling Rise

, BN1 4QR

Offers in the region of £325,000



# 122 Ditchling Rise



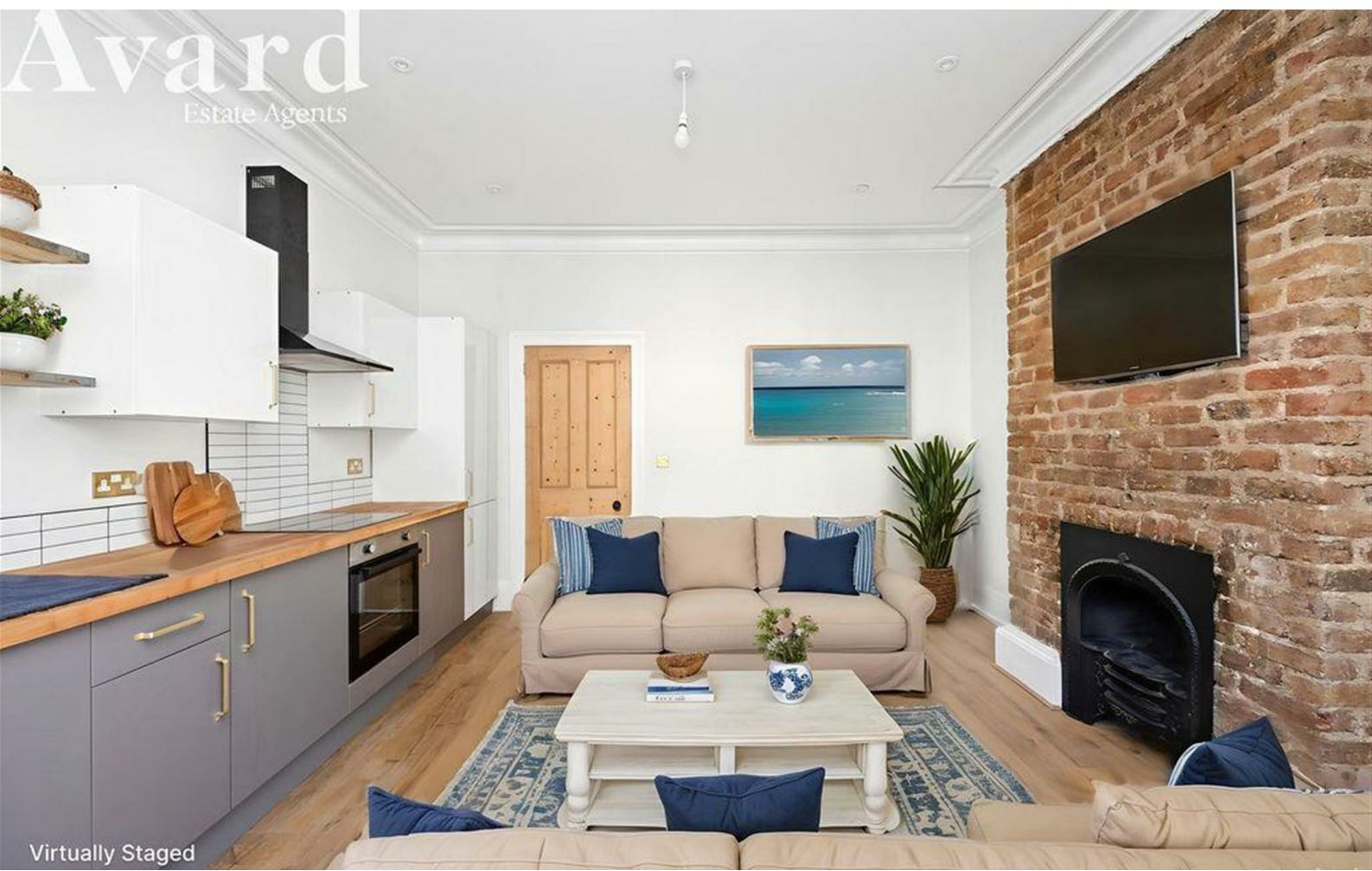
## Description

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 Avarad 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.



**Avard**  
Estate Agents



Virtually Staged

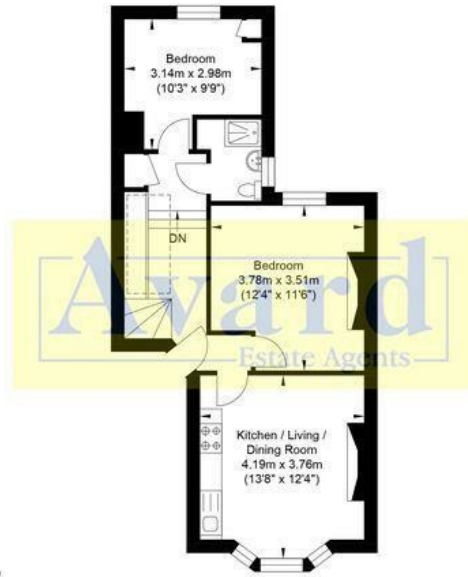
**Avard**  
Estate Agents



Virtually Staged

## Floor Plan

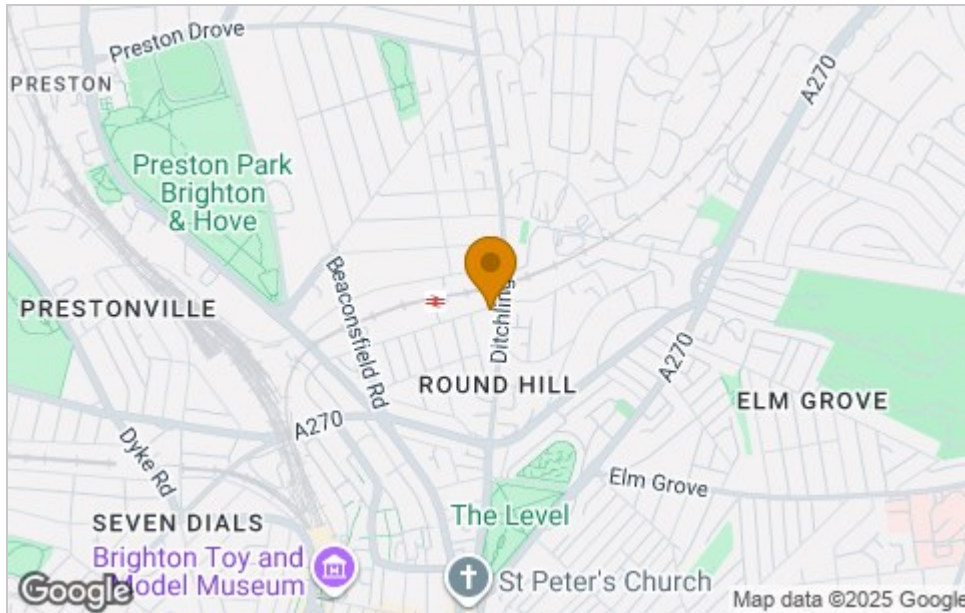
### Ditchling Rise



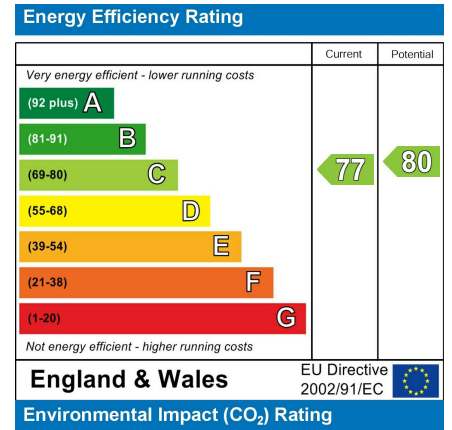
Ground Floor Flat  
Approximate Floor Area  
520.21 sq ft  
(48.33 sq m)

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.

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