



139 Ditchling Rise

Brighton, BN1 4QQ

**£250,000**



# 139 Ditchling Rise, Brighton, BN1 4QQ

**Avard**  
Estate Agents



## Description

Avard Estate Agents is delighted to present this charming one-bedroom first-floor flat, nestled in the highly desirable area of Ditchling Rise, Brighton. This property is ideally situated between the vibrant Fiveways and the popular Preston Circus, offering not just a residence but a lifestyle enriched by the local community.

Perfect for a single professional or a couple, this flat also presents an excellent investment opportunity with the possibility to convert loft (STNPC). It is conveniently located near Down's junior and infant schools and falls within the catchment area for the esteemed Dorothy Stringer and Varndean schools, making it an attractive choice for families. The surrounding area boasts a delightful selection of amenities, including quaint gastro pubs such as the Signalman and the Open House, alongside a variety of shops at Fiveways to cater to your daily needs.

For those who appreciate outdoor activities, the stunning Preston Park is close by, featuring recreational facilities like tennis courts and bowling greens. The flat benefits from excellent transport links, with nearby bus routes facilitating easy exploration of Brighton, while Brighton mainline station and London Road train station provide straightforward access to London, Gatwick, and beyond.

The flat itself encompasses a southerly aspect living room, a comfortable bedroom, a well-appointed bathroom, and a functional kitchen. With its tranquil surroundings and close proximity to the vibrant city life, this property truly offers the best of both worlds.

Do not miss this fantastic opportunity to own a piece of Brighton's charm in a prime location. Contact Avard Estate Agents today to arrange a viewing and make this delightful flat your new home.

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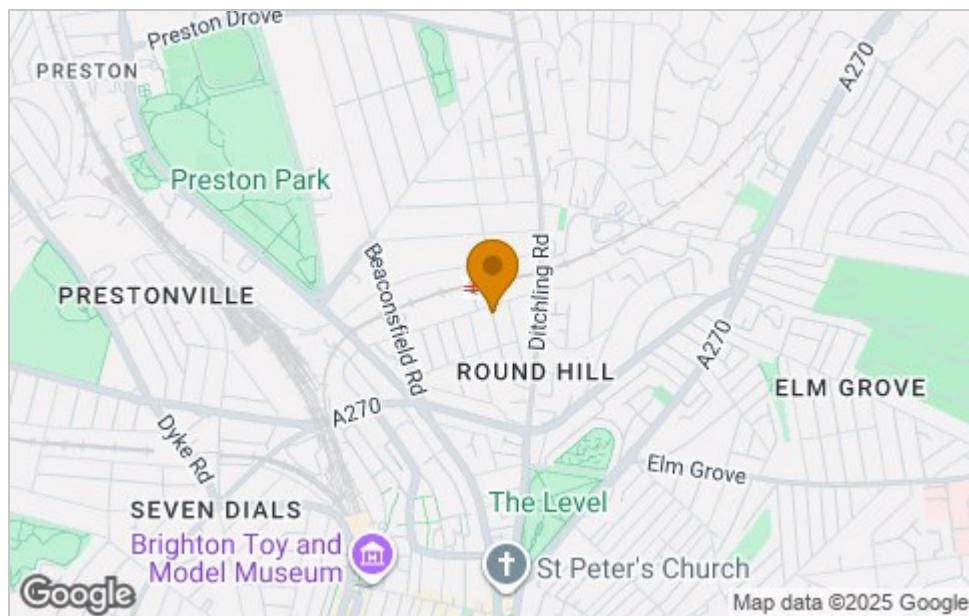


## Floor Plan

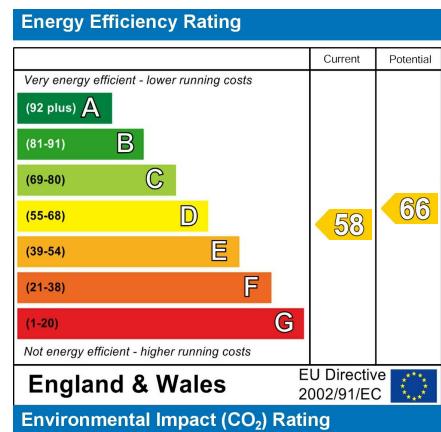
### Ditchling Rise



## 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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