68 Ditchling Rise

, Brighton, BN1 4QP

Guide price £325,000

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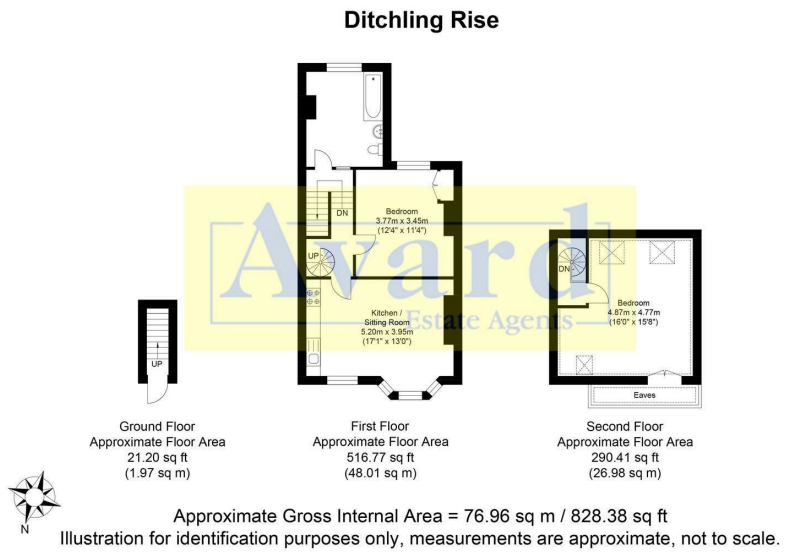
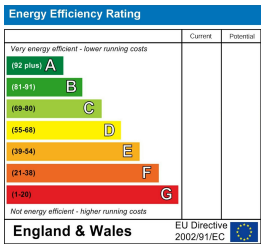
Floor Plan

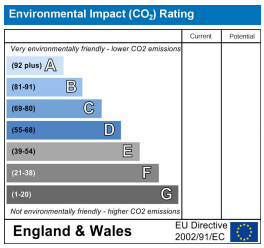


Approximate Gross Internal Area = 76.96 sq m / 828.38 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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.

- 828 Square Feet
- Excellent School's Close By
- 2 Double Bedroom's
- Parking Zone J
- Great Location For Commuters
- Victorian Period Building
- Wonderful Views To Rear Of The Property
- Array Of Shops, Bars & Restaurants At Preston Circus

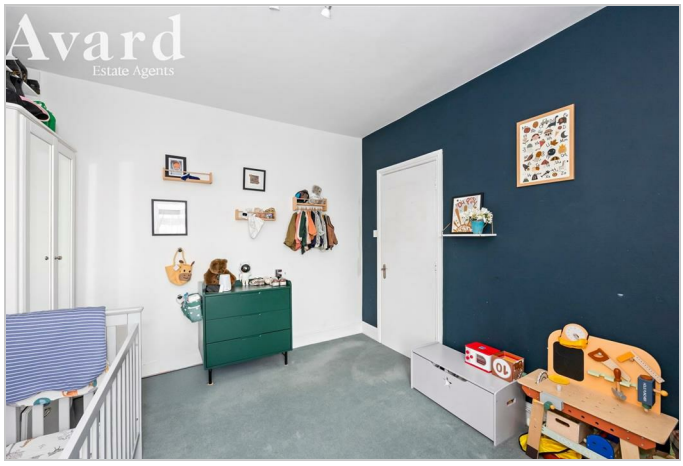
Guide Price £325,000-£350,000

Avard estate agents are delighted to offer for sale this beautifully presented and generously sized (828 sq ft) two-double-bedroom split-level flat, arranged across the top floors of an attractive Victorian building. Accessed from the ground floor, a staircase leads up to a bright landing, complete with a striking spiral stairway to the upper level. Most rooms enjoy abundant south-facing natural light and far-reaching views across the city skyline to the rear.

The main living area offers a decorative fireplace surround, a charming bay window overlooking Ditchling Rise, and an open-plan kitchen—creating an inviting space for both relaxation and entertaining. Both bedrooms are spacious and provide excellent wardrobe and storage options, while the loft-converted room is perfect for sharers seeking privacy or those needing a quiet work-from-home area.

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



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.

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