



## Ditchling Rise

, Brighton, BN1 4QR

**Guide price £400,000 to £425,000**

**SHARE OF THE FREEHOLD**



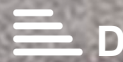
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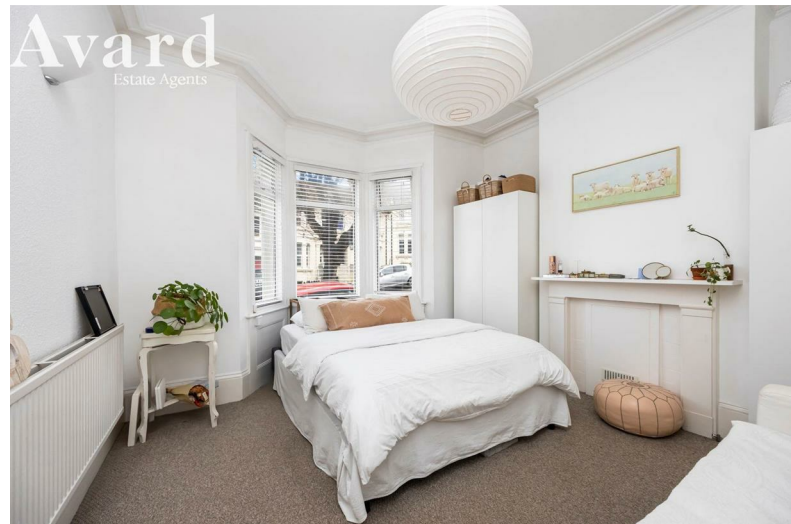
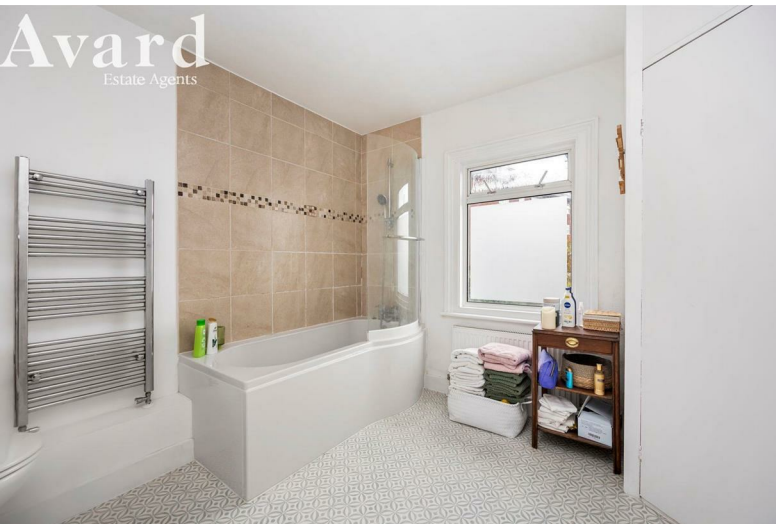
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## Description

GUIDE PRICE £400,000 TO £425,000

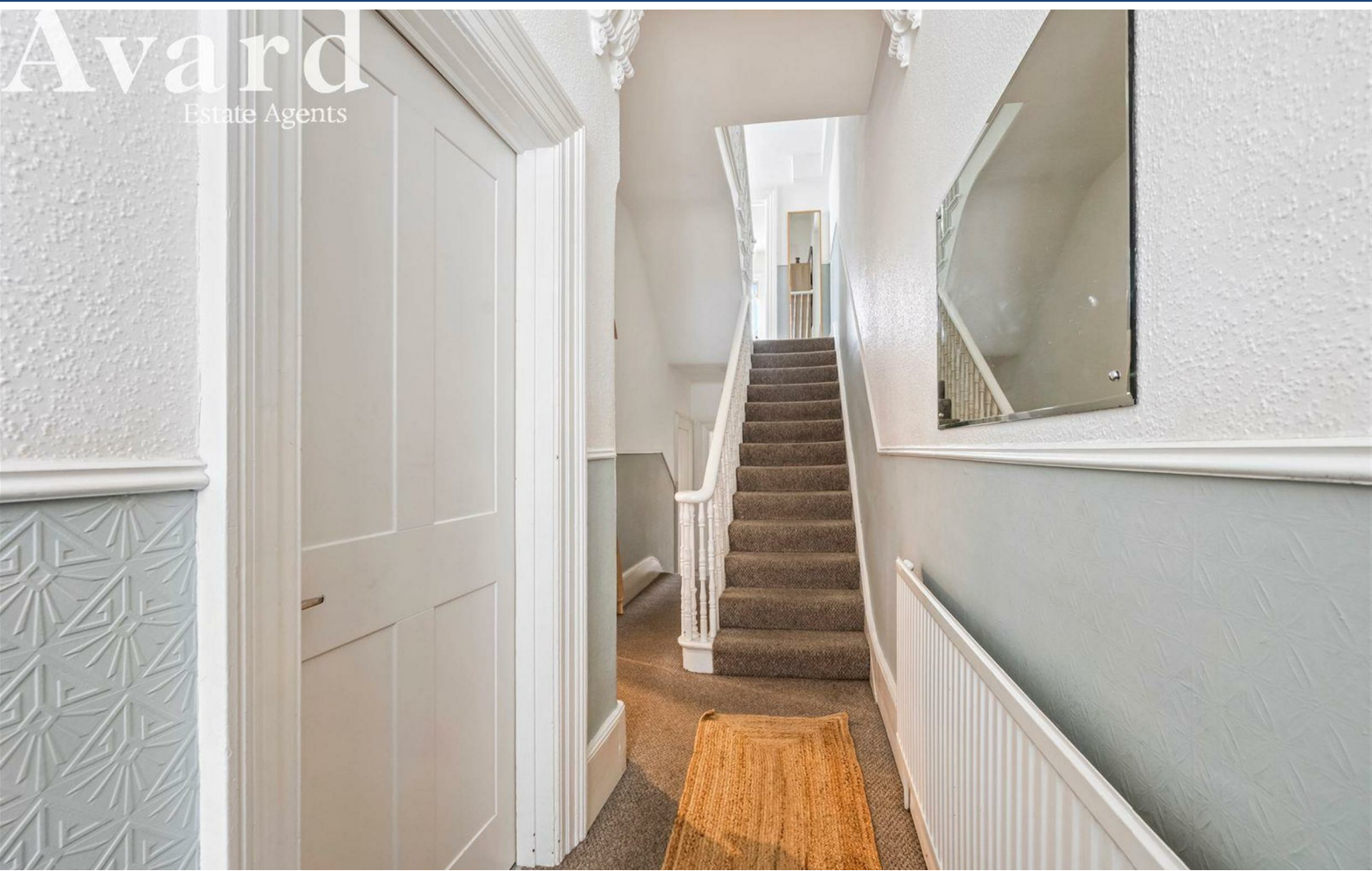
Avard Estate Agents are delighted to present this charming 2/3 bedroom maisonette located on Ditchling Rise in Brighton. This well-maintained property boasts a private street entrance and offers a spacious layout that is perfect for modern living.

Current accommodation layout on the ground floor is a hallway 2 bedrooms, cloakroom and a well-equipped kitchen, ideal for those who enjoy cooking and entertaining. Ascending to the first floor, you will find living room further bedroom and a family bathroom, providing ample space for relaxation and privacy.

Situated in the sought-after Ditchling Rise area, this maisonette is conveniently located between the vibrant Fiveways and the lively Level area. Residents will appreciate the proximity to local shops, delightful cafes, and the highly regarded Down's junior and infant schools, making it an excellent choice for families. The property is just a short stroll from the bustling town centre, yet it offers a peaceful retreat from the city's hustle and bustle.

For those who enjoy dining out, the area is home to several popular gastro pubs, including The Roundhill, Signalman, and Open House. Additionally, the nearby Lewes and London Road provide a variety of local shops and supermarkets, while the charming Fiveways area offers great delis, a butcher, and a baker.

Commuters will find both Brighton mainline and London Road train stations within walking distance, providing easy access to Gatwick Airport and London. This lovely property is not to be missed, so do not hesitate to call and arrange a viewing.



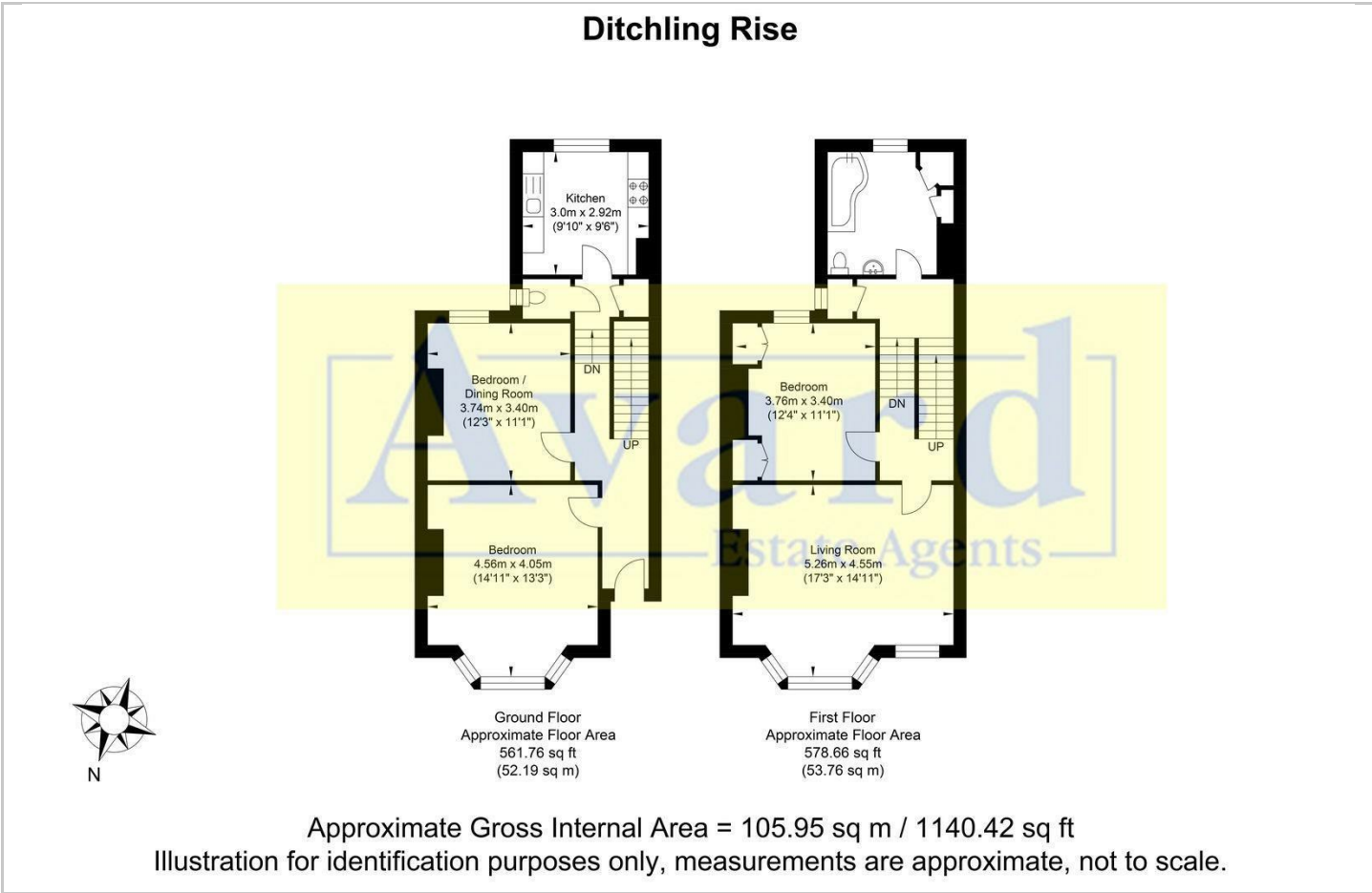
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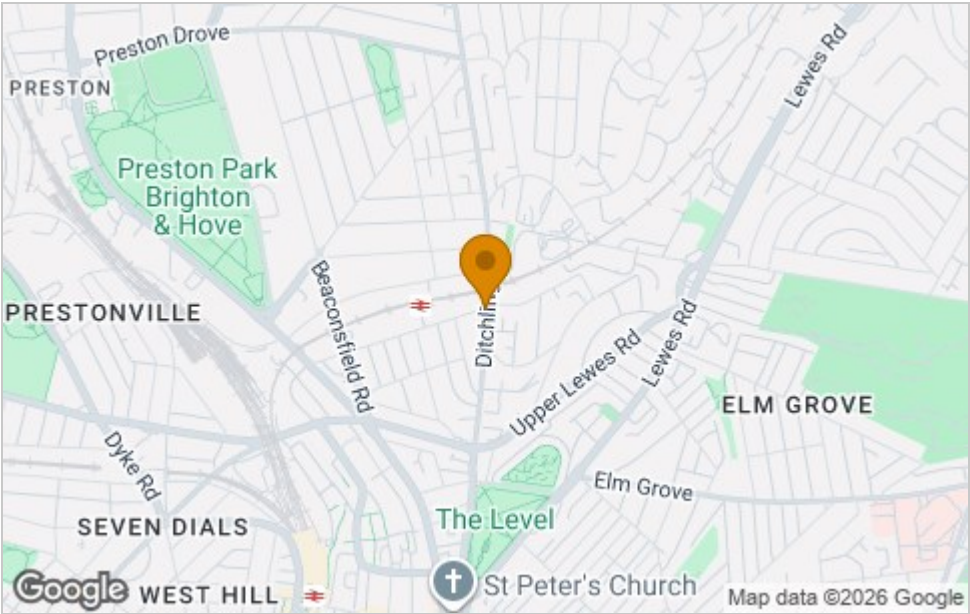
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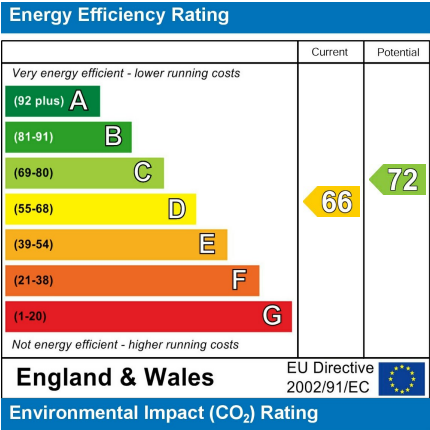
Floor Plan



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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