



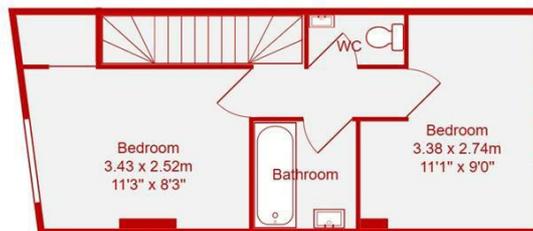
- **Period Mid-Terraced Town House**
- **Lounge/Diner**
- **No Onward Chain**
- **Popular & Central Location**
- **Ideal Investment or First Purchase**
- **Two Bedrooms**
- **Small Courtyard**
- **Modern Kitchen**
- **Excellent Public Transport & Shops Close By**
- **Fantastic Local Schools**

Ditchling Road, Brighton

Price: £300,000 Freehold



Ground Floor
Area: 32.5 m² ... 350 ft²



First Floor
Area: 27.5 m² ... 296 ft²

Total Area: 60.0 m² ... 646 ft²

All measurements are approximate and for display purposes only.



Ditchling Road is a well-connected and popular residential road on the edge of the Fiveways area, offering a great balance of city living and easy access to green spaces. This location is ideal for professionals, families and commuters alike. The area is well served by schools, transport links, amenities and green space which makes this a consistently sought-after part of Brighton.

Brighton mainline railway station and Preston Park Stations are within easy reach, providing fast and frequent services to London and along the coast, while London Road station is a five-minute walk away, providing easy access to Falmer, the University and stadium. Ditchling Road itself is well served with excellent local bus routes and frequent service, providing easy access to Brighton city centre, the seafront and surrounding areas.

The vibrant Fiveways community is a few minutes' walk, offering an eclectic selection of independent cafés, bakeries, pubs, local shops and everyday conveniences. There is a superstore on Lewes Road and Brighton city centre is easily accessible.

For outdoor space, the ever-popular Blakers Park and Preston Park are but a short walk away, providing tennis courts, play areas, a velodrome, sports and leisure facilities including one of Brighton's largest and most popular green spaces with open parkland. The South Downs National Park is within easy reach for countryside walks and outdoor pursuits.

The house is particularly well located for pre-school nurseries and a range of highly regarded schools for all ages, making it a practical and appealing location for families. Downs Junior & Infant School is on the doorstep. Balfour Primary, Dorothy Stringer, Vardean Secondary and Vardean sixth form college campus is a short distance away. There is also easy access to the Universities.

