



Flat 12, Ditchling Court 136A Ditchling Road, Brighton, East Sussex, BN1 6JA

£165,000 Leasehold

Welcome to this charming studio flat located on Ditchling Road in the vibrant city of Brighton. This property offers a fantastic opportunity for a first-time buyer or as a lucrative buy-to-let investment.

Situated close to the town centre, this studio flat boasts a spacious layout with 319 sq ft of living space. The property features a bright and airy studio room with lovely views, providing a peaceful retreat within the bustling city.

The flat includes a separate fitted kitchen with sleek white modern units, perfect for whipping up delicious meals or enjoying a morning coffee. The shower room has a modern suite with fully tiled walls giving a sumptuous feel, this property offers convenience and comfort in a prime location.

Benefiting from a long remaining lease and no ongoing chain, this studio flat presents a hassle-free buying opportunity. Don't miss out on the chance to own a piece of Brighton with this delightful property on Ditchling Road, being close to bars, shops and a local station. Exclusive to Spencer & Leigh.

943 years remaining on lease
 Service Charge - TBC
 Ground Rent - TBC
 Council Tax Band A: £1,558.71 2024/2025
 Utilities: Mains Electric. Mains water and sewerage
 Parking: Residents Parking and restricted on street parking - Zone J
 Broadband: Standard 6Mbps, Superfast 80Mbps & Ultrafast 1000Mbps available (OFCOM checker)
 Mobile: Fair/Good coverage (OFCOM checker)

- Purpose built studio flat
- Long remaining lease
- No ongoing chain
- Immaculate presentation
- Spacious studio room with large window & views
- Separate white modern fitted kitchen
- Stylish fully tiled shower room/WC
- Close to Town Centre & Station
- Ideal first purchase or buy to let investment
- Exclusive to Spencer & Leigh



Ditchling Court



Second Floor
 Approximate Floor Area
 319.36 sq ft
 (29.67 sq m)

Approximate Gross Internal Area = 29.67 sq m / 319.36 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	