



Ground Floor



Bathroom

Floor 1



Total Area Approx 599.77 sq ft

172 Ditchling Road, Brighton, BN1 6JA

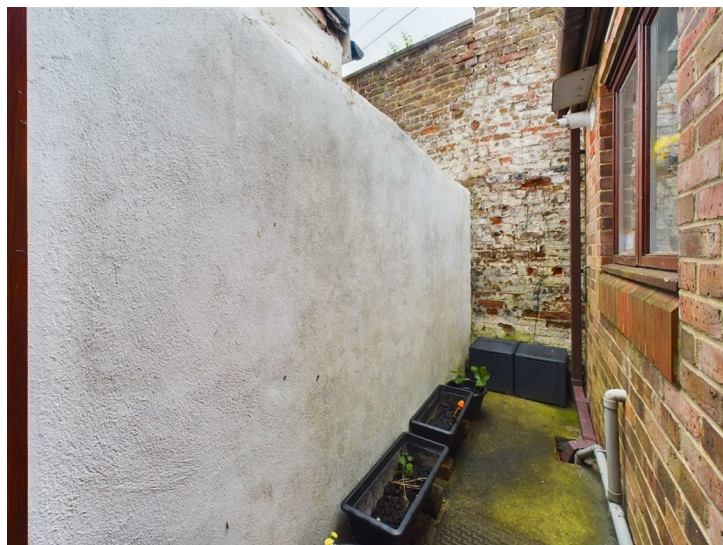
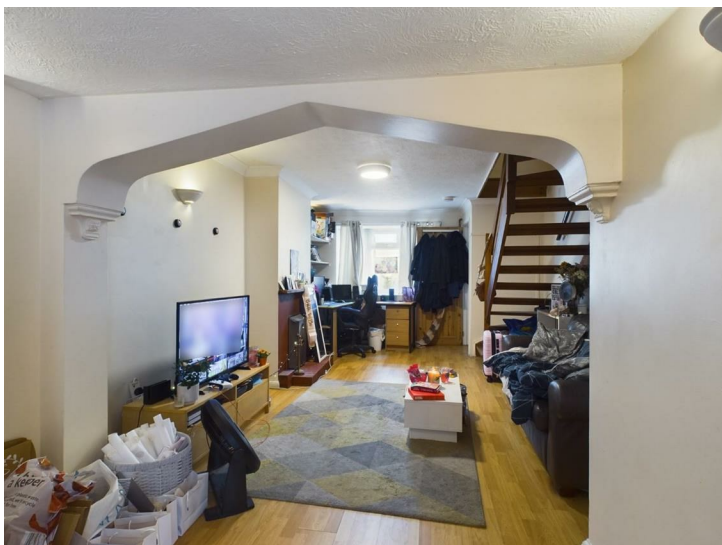
To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Offers In The Region Of **£400,000**
Freehold



172 Ditchling Road Brighton, BN1 6JA

A delightful two bedroom mid-terrace cottage-style house located in a popular residential area between Preston Circus and Fiveways. Requires cosmetic updating, ideal for those looking for a blank canvas to put their own stamp on. The accommodation consists of a generously sized open-plan lounge/dining room plus kitchen with open-tread staircase up to the first floor which has two double bedrooms, a bathroom and separate WC. Convenient position close to local shops at both Fiveways and Preston Circus with an array of gastropubs and eateries close by, and Downs Junior and Infant schools are practically on the door step. Ideal for first time buyers and young families.



Entrance Vestibule

Wood laminate flooring.

Lounge/Dining Room

8.17m x 3.38m (26'9" x 11'1")

Wood laminate flooring, open-tread staircase to first floor, built-in storage cupboard, open fireplace (untested), door to rear garden.

Kitchen

2.45m x 1.90m (8'0" x 6'2")

Range of light wood laminate wall and base units, laminate worktops with tiled splashbacks, built-in electric oven, gas hob with canopy extractor hood over, space and plumbing for washing machine, integrated fridge freezer and cupboard housing combi boiler.

Landing

Split level with steps up to:

Bedroom

1.98m x 3.52m (6'5" x 11'6")

Two windows to rear.

Bedroom

3.43m x 2.52m (11'3" x 8'3")

Window to front, recessed built-in wardrobe.

Bathroom

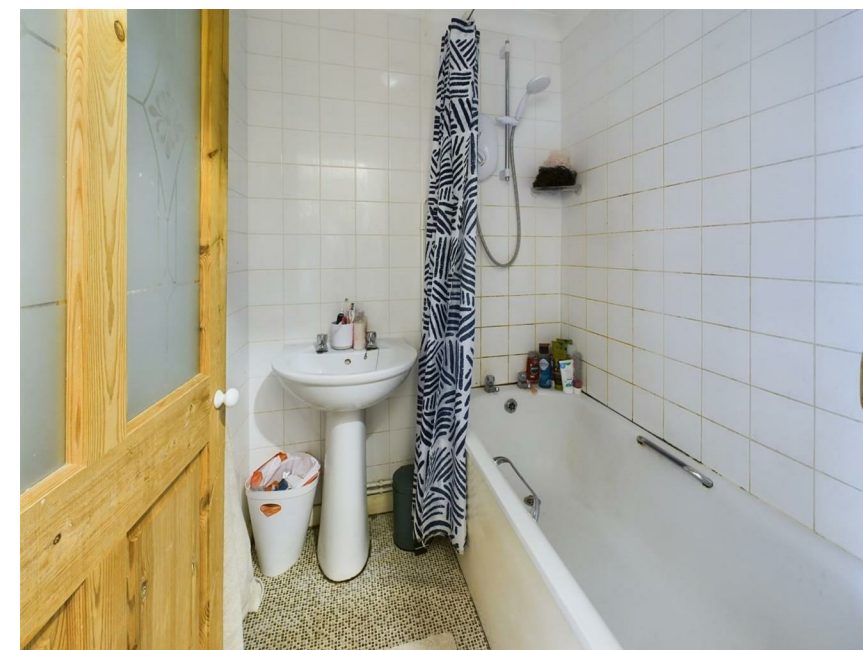
Fully tiled walls, vinyl flooring, panel-enclosed bath with electric shower over, wash hand basin.

Separate WC

Low-level WC, corner wash hand basin, entrance to loft.

Rear Patio

Enclosed with walled boundaries.



- Two Bedroom Cottage-Style House
- Blank Canvas to Put Your Own Stamp On
- Requires General Updating
- Generously Sized Open-Plan Living Space
- Small Enclosed Outside Area
- Popular Residential Area
- Close to Local Shops at Fiveways & Preston Circus
- On the Doorstep of Downs Infant & Junior Schools
- Would Suit First Time Buyers & Young Families
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **B**