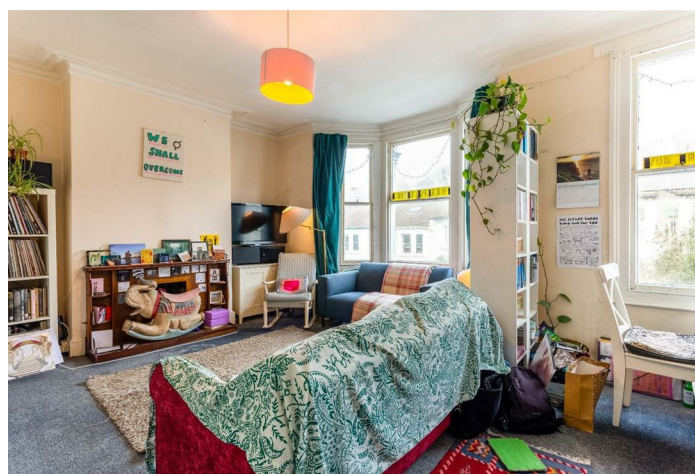
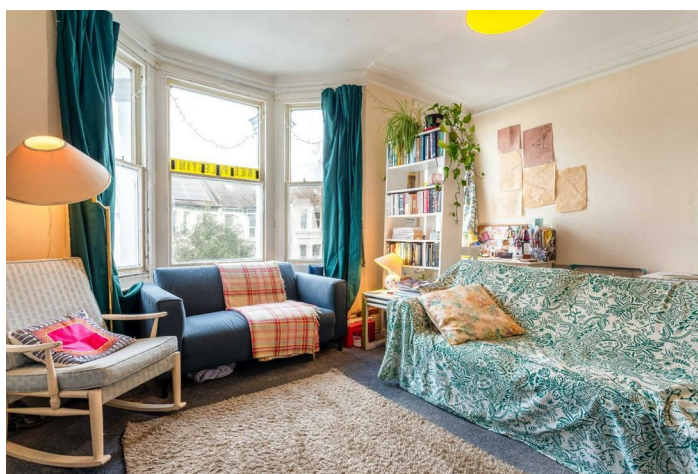


LEASEHOLD



Apartment (EPC Rating: E)

# UGF, 64 DITCHLING RISE, BRIGHTON, BN1 4QP

Price Guide

**£250,000**

**ASTON VAUGHAN**  
Sales and Lettings



# 1 Bedroom Apartment located in Brighton

This one-bedroom apartment on Ditchling Rise is only a few moments walk from cafes, shops and the Duke of York's cinema at Preston Circus. The entrance to the flat is on the raised ground floor, with stairs rising to a half-landing on the first floor which leads onto the kitchen and bathroom areas. On the top floor landing area there is currently access to the loft space which has just been newly insulated. Planning permission has been granted to convert this space with the addition of two rear dormer windows, and the installation of one front roof light. Planning application reference no: Application No: BH2023/01021

## Introduction:

Key features

Close to City Centre Close to London Road Station

Close to Mainline Station Close to Preston Park

Period Apartment Planning To Extend Into Loft Area

Full description

Tenure: Leasehold

\*\*\* Guide Price £250,000 - £265,000 \*\*\*

A fabulous opportunity to buy a one-bedroom split-level period apartment with planning permission to extend into the loft. The property occupies the first floor of an attractive Victorian house in a popular residential enclave close to the City centre.

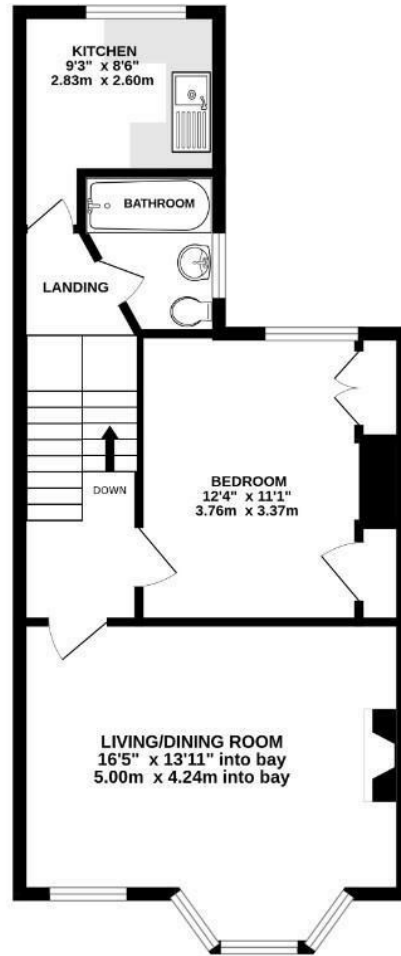
This one-bedroom apartment on Ditchling Rise is only a few moments walk from cafes, shops and the Duke of York's cinema at Preston Circus. The entrance to the flat is on the raised ground floor, with stairs rising to a half-landing on the first floor which leads onto the kitchen and bathroom areas. On the top floor landing area there is currently access to the loft space which has just been newly insulated. Planning permission has been granted to convert this space with the addition of two rear dormer windows, and the installation of one front rooflight. Planning application reference no: Application No: BH2023/01021

At the front of the flat is a spacious living/dining room flooded with light from two windows, one with a single sash, and the other a triple sash.

The property is ideally located for commuters, as Brighton Mainline station is a short walk away with

direct services to London Bridge and Victoria, which arrive in London in less than an hour. Even closer is London Road station with services to Lewes and beyond. Several bus routes run close by including the 5, 5A and 5B which will take you straight into town. The Duke of York's Picturehouse is Brighton's much-loved independent cinema, screening a huge variety of films throughout the week. A short stroll down London Road will bring you to the vibrant open market which is home to independent shops, artist's studios and plaza traders with stalls selling handmade arts and crafts, delicious food and much more. There are great local pubs and restaurants including the Hare & Hounds, Joker, Open House, Signal Man, Preston Park Tavern and the Roundhill, all close by. The Roundhill is notable as it has an entirely vegan kitchen serving award-winning plant-based meals and all these local pubs serve food so you will be spoilt for choice.





DITCHLING RISE

TOTAL FLOOR AREA: 529 sq.ft. (49.1 sq.m.) approx.

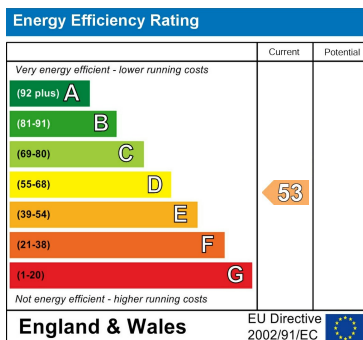
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

E

Energy Performance Graph



Call us on

01273 253000

info@astonvaughan.co.uk

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