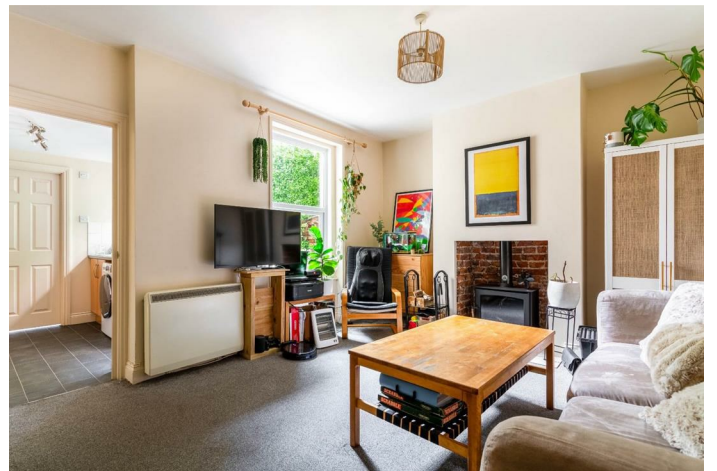


FREEHOLD



Apartment (EPC Rating:)

**LGFF, 64 DITCHLING RISE, BRIGHTON,
BN1 4QP**

Price Guide

£300,000

**ASTON
VAUGHAN**
Sales and Lettings



1 Bedroom Apartment located in Brighton

****Guide price £300,00 - £325,000****

As you approach the property you will notice the attractive exterior, freshly painted, with a wrought iron balustrade and steps leading down to your own private entrance. Inside, the flat is spacious and homely, the living room is at the rear of the property with a window onto the garden. This room runs across the full width of the property and is nearly five metres wide. The focal point is an exposed brick fireplace with a wood-burning stove. Off the living room, there is a kitchen which has a door to the garden.

There are fitted units, an electric fan oven, an electric hob with an extractor fan above, space for a fridge and space and plumbing for a washing machine. The door to the garden opens onto the side return where there is a flower bed and mature shrubs. This leads down to the main garden area which faces south and has a patio area for a table and chairs as well as further flowerbeds and mature plants. The good-sized double bedroom is at the front of the flat and has a large bay window. In the bathroom, there is a white suite with a shower attachment over the bath. The flat has double-glazing and wall-mounted electric heaters.

Ditchling Rise is a short stroll from Preston Park, which has large open spaces, tennis courts, a velodrome and places to grab a coffee and a bite to eat - the Rotunda Café or the Chalet Café. The Duke of York's Picturehouse, Brighton's much-loved independent cinema, is moments away at Preston Circus, 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.

Good to Know:

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.

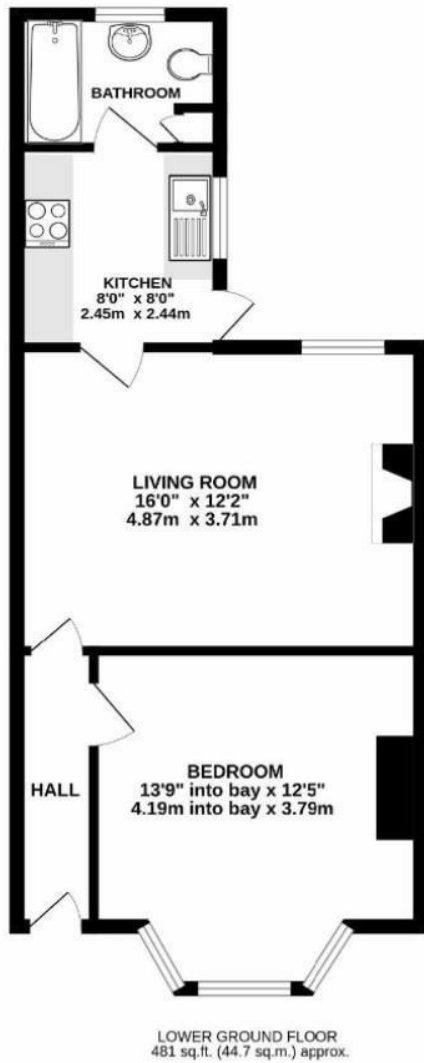
Council Tax Band: A

Tenure: Leasehold (125 years)

Ground Rent: £125 per year

Share of freehold will be available to purchase after all flats are sold for a cost of £2,000 payable on completion





Council Tax Band

Energy Performance Graph

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.