



3 692171 **GUN & PEDAL** TATTOO
.TATTOO.STUDIO.

GLAZED
NEXT LEVEL DONUTS & COFFEE

King's Brighton
Study your
Art Foundation
here

Ditchling Road, BN2
£575,000

ASTON VAUGHAN
Sales and Lettings

INTRODUCING

Ditchling Road, BN2

3 Bedrooms | 1 Bathroom | Garage
1025.90 sq ft | Successful Ongoing Holiday Let

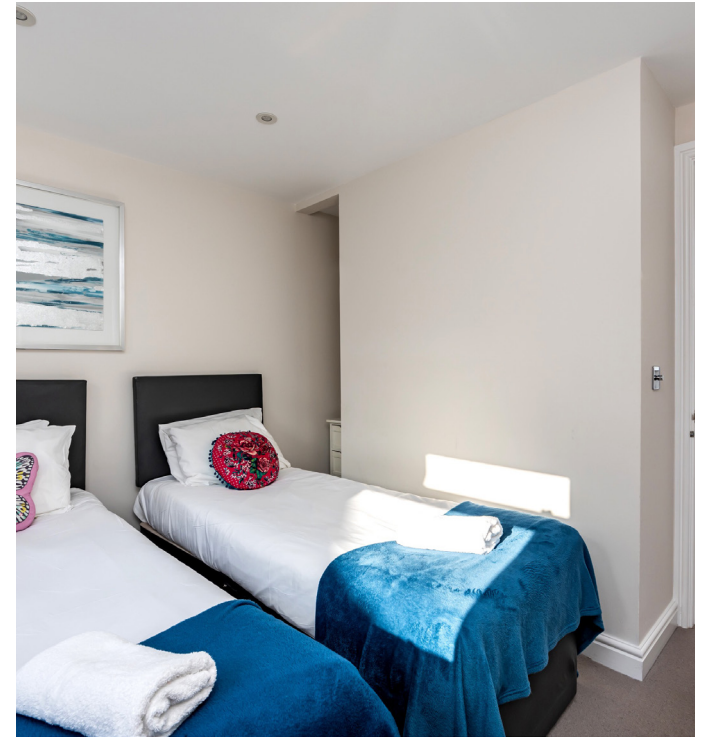
Opposite the leafy acres of the Level, this fabulous, 3 bed, double glazed Georgian house with a party patio and integrated garage (amazing find!) is quieter than its fashionable location might suggest. A successful holiday let, it's also a luxury central 8 mins walk from Brighton Station's direct trains to Gatwick and London and 15- 20 mins walk to the sea through the gardens and fountains of Victoria Gardens, or through the South Lanes if you prefer. Inside the spacious living room has the wow factor with views over the park and a sophisticated finish whilst the social, fitted kitchen/breakfast room opens to the patio for fun in the sun.

This location has a great buzz, its eclectic mix of exotic street food from around the globe, vintage clothing, antique shops, independent boutiques and fresh produce a magnet for locals and visitors. The Dome, Corn Exchange and Theatre Royal are within walking distance as are clubs and bars and a fitness club whilst Ditchling Road and its buses will take you along the coast or out to open countryside.

In a prime location, this charming, historic terraced house is set back from the street behind gated railings. Inside embraces a sociable lifestyle where the spacious living room has a broad east window at the front - and the room is open to the kitchen diner across the landing, so each room gets both morning and afternoon sun. There's adaptable floorspace, built in storage and the practical flooring underfoot continues past the central staircase into the stylish kitchen diner.

Up beneath a skylight, at the top of the house, the principal bedroom is big and bright with open, roof top views which ensures privacy and uninterrupted light. The landing has built in storage, and with views over the park the bathroom is large enough for both a bathtub and separate walk in shower, and touches of luxury include a shaving point, lit mirror and a warming rail for towels.





OWNER'S THOUGHTS

"Facing east to west, the house is light and the rooms are all good sizes. The patio is the perfect place for friends to meet and the garage is a very rare bonus! Everything you could possibly want, whatever mood you're in is on the doorstep, so you won't be tied to a car at the weekends. The shops open early and shut late if you commute or work at the hospitals and London is in easy reach with the station so close. Although the location is central, the local shops and cafes are very friendly and the Level has a readymade community of dog walkers and runners, a café and if you have children there's a playground, paddling pool and skate park."

Good to Know:

Council Tax Band: TBC

Amex, Law centres, Hospitals within 10 min radius

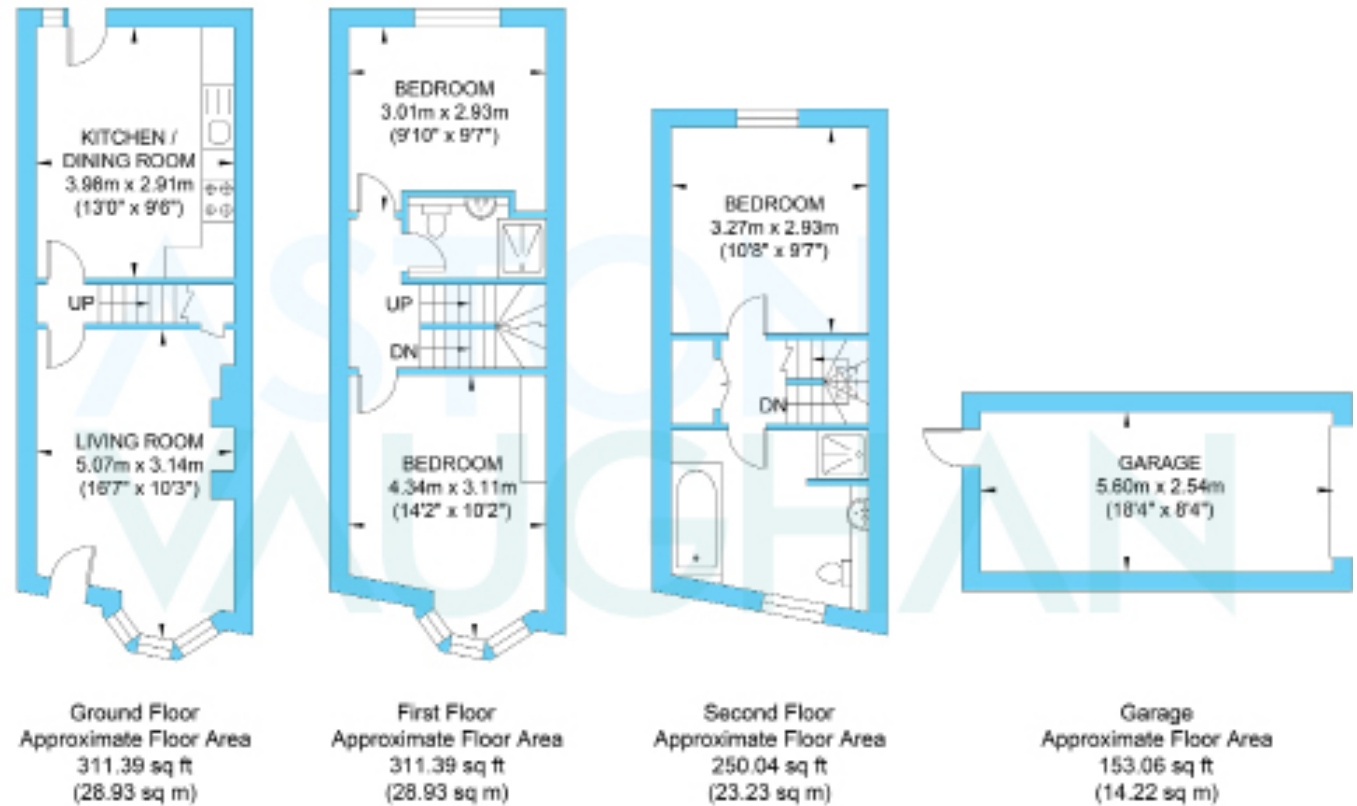
Can buy visitor parking permits for guests

At the fashionable heart of our vibrant, coastal city this is THE place to be, a step away from the Level which hosts fairgrounds and arts events all year round, as well as the amazing shopping of London Road and exotic open market. At the foot of the famous North Laine with the South Lanes a stroll, art venues, restaurants, theatres and the bars along the beaches are all there to explore.

There is almost 24/7 access to the station serving London and Gatwick, and local buses will take you along the coast, to the National Park and to the universities at

Moulsecoomb and Falmer.

Ditchling Road



Approximate Gross Internal Area = 95.31 sq m / 1025.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale