



## Ditchling Rise, Brighton



Asking Price  
£800,000  
Freehold

- A WELL PRESENTED FIVE BEDROOM FAMILY HOME
- PRIVATE REAR GARDEN AND ADDITIONAL VERANDA
- HIGHLY SOUGHT AFTER PRESTON CIRCUS LOCATION
- DRIVEWAY
- NO ONWARD CHAIN
- VERSITILE LIVING

Robert Luff & Co are delighted to bring to market this spacious, rarely available five bedroom family home situated in the highly sought after Preston Circus area of Brighton. Ditchling Rise is within walking distance to Preston Park, The Duke of York's Picturehouse which is Brighton's much-loved independent cinema. The property is also ideally located for commuters, as Brighton Mainline station is a short walk away with direct services to London Bridge and Victoria. 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 Brighton City Centre.

Accommodation briefly comprises kitchen/breakfast room, two reception rooms, five bedrooms and family bathroom. Other benefits include; a private driveway, rear garden, veranda & no onward chain.

T: 01273 921133 E:  
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## Accommodation

Private Driveway

Entrance Hall

Living Room 15'3 x 12'11 (4.65m x 3.94m)

Dining Room 12'1 x 11'5 (3.68m x 3.48m)

Kitchen/Breakfast Room 15 x 9 (4.57m x 2.74m)

Shower Room

WC

Rear Garden

First Floor

Bedroom One 16'11 x 15'6 (5.16m x 4.72m)

Bedroom Four 11'8 x 11'6 (3.56m x 3.51m)

Bedroom Five 11'5 x 9 (3.48m x 2.74m)

WC

Veranda

Second Floor

Bedroom Two 15'6 x 11'4 (4.72m x 3.45m)

Bedroom Three 12'3 x 11'6 (3.73m x 3.51m)

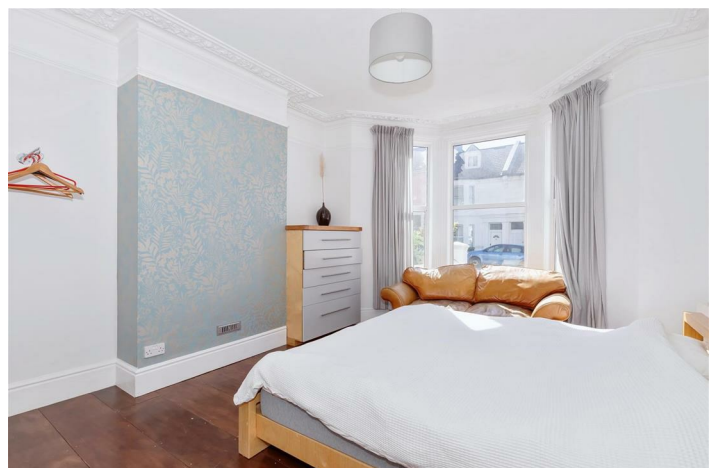
Bathroom

**AGENTS NOTES**

FREEHOLD

EPC: TBC

COUNCIL TAX BAND: D



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Floorplan



Total area: approx. 149.6 sq. metres (1609.8 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.