



Asking Price
£300,000
Leasehold

Ditchling Rise, Brighton

- ONE BEDROOM FLAT
- PRIVATE LOW MAINTENANCE FRONT AND REAR GARDENS
- NEWLY EXTENDED LEASE
- RECENTLY REFURBISHED THROUGHOUT
- SOUTH FACING LIVING ROOM
- CLOSE PROXIMITY TO PRESTON PARK

Robert Luff & Co are delighted to bring to market this spacious one bedroom flat with its own private courtyard, 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. The property is also located near popular amenities like Curio and Bonsai Kitchen.

The flat has been recently renovated throughout to a high standard which includes; new boiler, new flooring, new skirting, new kitchen with Minerva worktops, panelling throughout, updated bathroom with an LED mirror and artificial grass in the garden. Other benefits include; a new lease, own street entrance and both front & rear gardens.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
Luff & Co**
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Accommodation

Agents Notes

Tenure: Leasehold 125 Years Remaining

Maintenance Charge: As & When

EPC Rating: C

Council Tax Band: A

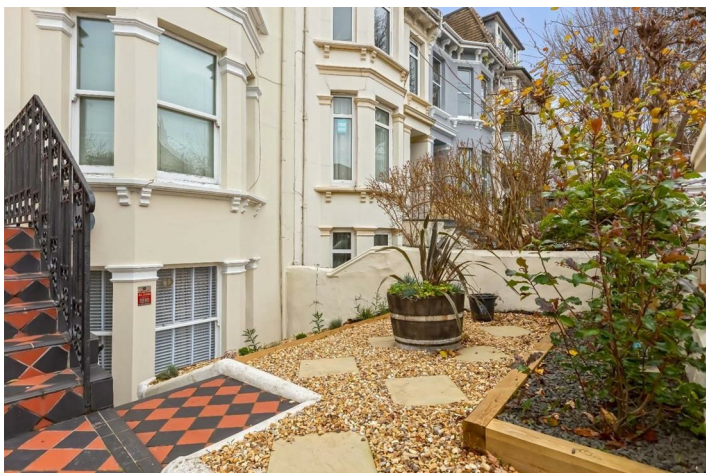
28 Blatchington Road, Hove, East Sussex, BN3 3YN

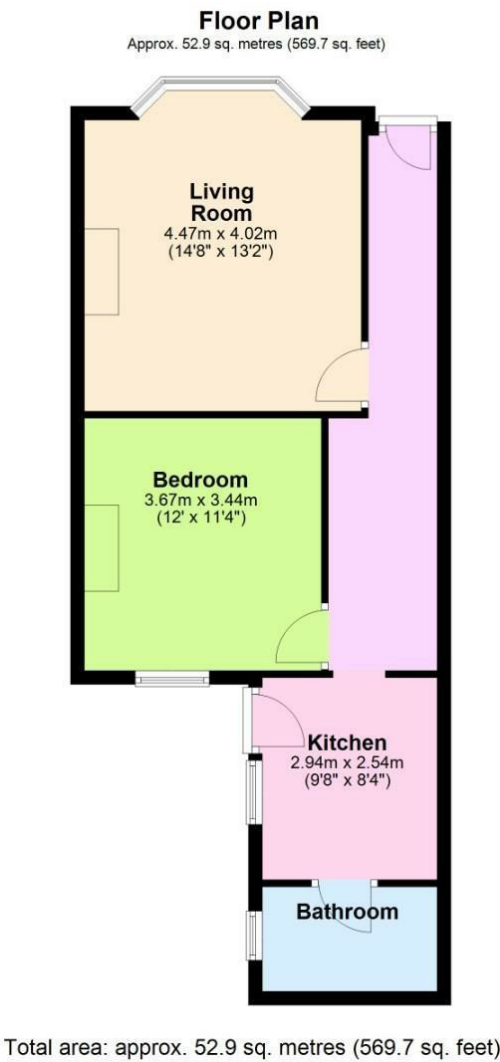
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.