

# Ditchling Road

## Brighton

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## About the property

SOLD BY LEXTONS AUCTIONS

Auction Guide £400,000

FREEHOLD

We are delighted to offer this spacious 5 double bedroom maisonette over 3 floors offering versatile accommodation that would not only suite a family home but is also considered ideal for Airbnb.

This property is perfect for commuters with Brighton Mainline Railway Station, together with both Preston Park and London Road Stations being within the vicinity whilst access into the city centre of Brighton is easily accessed via a good local bus service.

The lower ground floor flat has been sold off on a 99 year lease from 29th September 1988 having just 64 years remaining. Therefore there is significant for the potential of a future premium being available in the event the lessee of this flat requires a lease extension.

# Ditchling Road Brighton

£400,000



5

BEDROOM

1

RECEPTION

1

BATHROOM







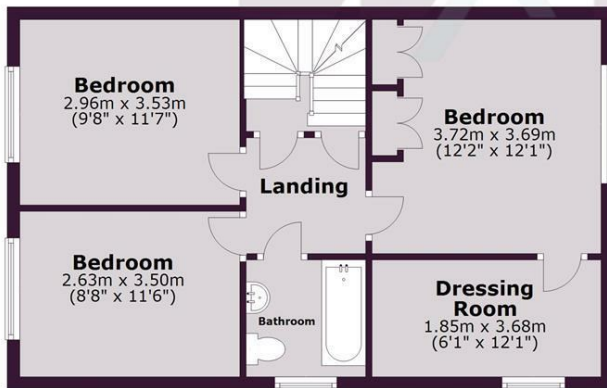


SCAN HERE TO VIEW ALL AUCTION PROPERTIES

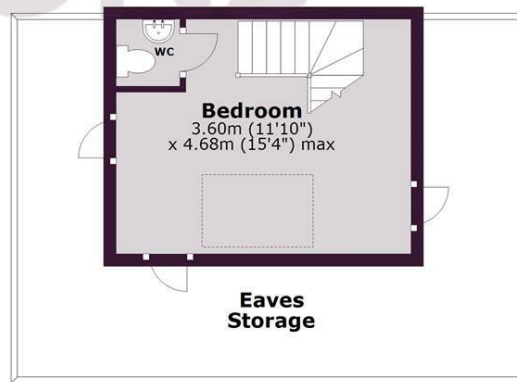
**Ground Floor**  
Approx. 52.1 sq. metres (560.9 sq. feet)



**First Floor**  
Approx. 52.3 sq. metres (563.0 sq. feet)



**Second Floor**  
Approx. 17.1 sq. metres (184.5 sq. feet)



Total area: approx. 121.6 sq. metres (1308.4 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	