

# 42 Ditchling Rise

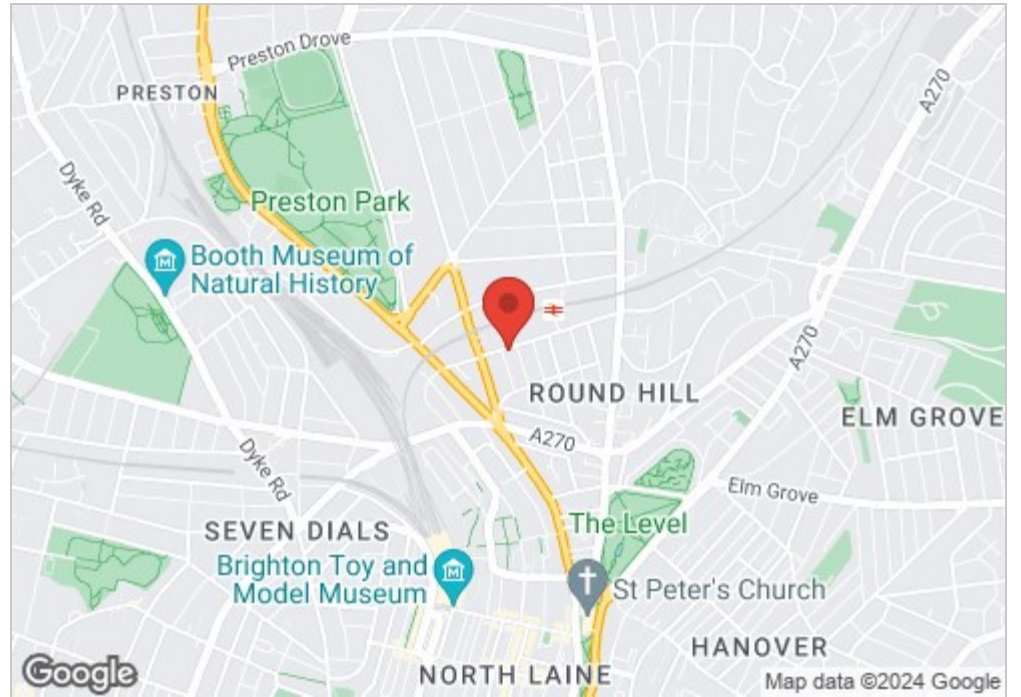
Brighton, BN1 4QN

Asking price £600,000



- Three Story Freehold House
- Potential For A Loft Conversion
- Potential For Conversion
- Open Plan Lounge & Dining Room On The Lower Ground
- Two Double Bedrooms
- Period Featured
- Ground & Lower Ground Entrance
- Dual Aspect Lounge ON The First Floor
- South Facing Garden
- Chain Free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	



## DITCHLING RISE

Approximate Gross Internal Area = 133.50 sq m / 1436.98 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



LOWER GROUND FLOOR  
 Approximate Floor Area  
 469.73 sq ft  
 (43.64 sq m)

GROUND FLOOR  
 Approximate Floor Area  
 483.62 sq ft  
 (44.93 sq m)

FIRST FLOOR  
 Approximate Floor Area  
 483.62 sq ft  
 (44.93 sq m)

