



Ditchling Rise, Brighton, BN1 4QN

welcome to

Ditchling Rise, Brighton

Fox & Sons are delighted to offer for sale this one-bedroom flat set within a period conversion. The property provides easy access to Brighton city centre and train station and benefits from a private rear garden. Internal inspection is highly recommended.



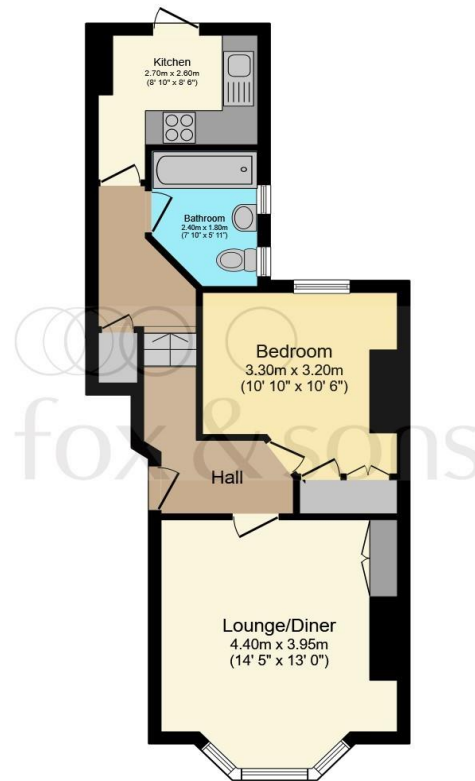
Discover a delightful one-bedroom garden flat nestled in the heart of Ditchling Rise, Brighton. Set within a charming period conversion, this residence offers a perfect blend of character and modern convenience. Ideally located in proximity to London Road station, commuting is a breeze, ensuring a well-connected lifestyle.

Step into a refreshed interior adorned with new carpets throughout, creating a warm and inviting atmosphere. The newly renovated bathroom adds a touch of contemporary elegance to the space, combining functionality with style.

The property boasts a generously sized living room, adorned with a bay window that fills the space with natural light. This room is a versatile hub for relaxation or entertaining guests, providing a comfortable and inviting ambiance.

A unique feature of this garden flat is the private outdoor space. Surrounded by a flint-walled boundary, the garden offers a serene retreat for outdoor enjoyment and relaxation. Whether it's morning coffee or evening strolls, this private oasis complements the overall charm of the property.

In summary, this one-bedroom garden flat in Ditchling Rise presents an attractive opportunity for those seeking a harmonious blend of period aesthetics, modern upgrades, and convenient city living. Explore the comfort and style that this residence brings to the vibrant landscape of Brighton.



Total floor area 46.4 sq.m. (500 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- One Bedroom Flat
- Period Conversion
- Private Rear Garden
- New Carpets Throughout
- Lounge with Bay window
- Close to Transport Links
- Permit Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 166 years from 25 Mar 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BEG106666



Property Ref:
BEG106666 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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