



Ditchling Rise, Brighton, BN1 4QN

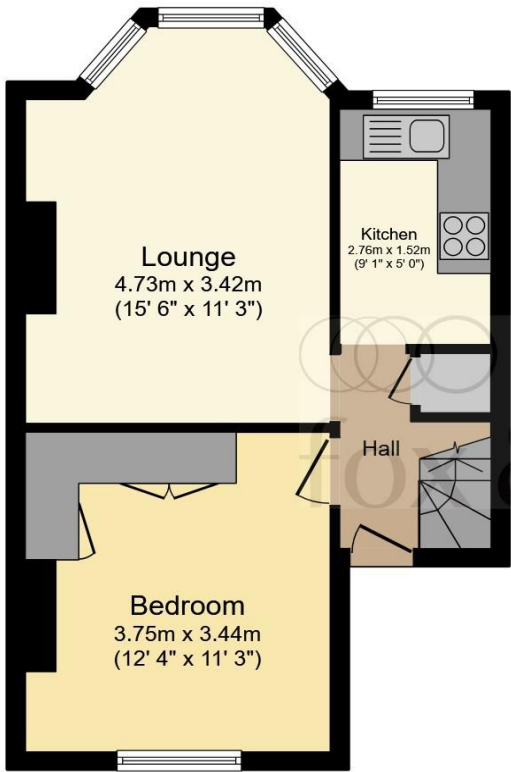
welcome to

Ditchling Rise, Brighton

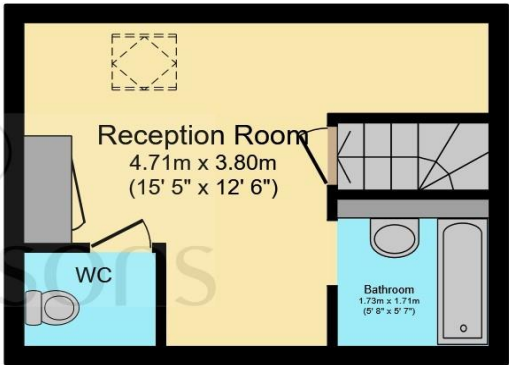
CHAIN FREE!! This is a two-storey maisonette forming the top two floors of this period building. The accommodation comprises: three main rooms, kitchen, shower room and wc. Situated close to all amenities including local shops, London Road station, Preston Park and bus services to the city centre.



Charming chain-free maisonette occupying the second and third floors, offering flexible living space and easy access to transport. The property features a bright lounge with a bay window, a separate kitchen, a double bedroom, and a further reception room that can serve as a home office, or extra living space. A bathroom and a separate WC complete the accommodation. Ideally positioned close to London Road Station, this home is well suited for commuters and buyers seeking practical, adaptable living space.



Second Floor



Third Floor

Total floor area 57.0 m² (613 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Location

Ditchling Rise is in a favoured location which is close to Preston Circus and within walking distance to London Road (0.2 miles), which offers an ever-growing range of bars, cafe's, restaurants, shops & the famous Duke of York's Picture House which is within walking distance from this property.

Most will also appreciate the more popular local pubs and eateries such as the ever-popular Signallman Pub and The Open House. If you are looking for your first purchase or a BTL investment, then this could be the one for you!

Popular with rail commuters due to its central setting for both London Road station just a two-minute walk away and Brighton mainline station (0.6 miles away), and also road commuters as the A23/A27 network is easily accessible.

The flat is also a short walk away from Preston Park which offers an array of recreational facilities within its 67 acres including eight tennis courts, a cycle velodrome, four football pitches, two basketball courts and plenty of pathways for running and jogging.

Key Information

Train Stations

- London Road Station - 0.2 miles
- Brighton Mainline Station - 0.6 miles
- Preston Park Station - 1.4 miles

Amenities

- Preston Circus/London Road Shopping - 0.1 miles
- Seven Dials Shopping Parade - 0.6 miles
- Fiveways Shopping Parade - 0.7 miles
- Sainsbury's (New England Street) - 0.7 miles
- Sainsbury's (Preston Road) - 1.1 miles
- Pavilion Retail Park (Lewes Road) - 1.2 miles
- Brighton City Centre - 1.9 miles
- Patcham Village - 2.5 miles
- M&S Food Hall (Carden Avenue) - 2.7 miles
- Asda Superstore (Carden Avenue) - 2.9 miles

Main Roads

A23/A27 Road Network - Less than a 15 minutes' drive away.

welcome to Ditchling Rise, Brighton

- TOP FLOOR MAISONETTE
- LOUNGE WITH BAY WINDOW
- SEPARATE KITCHEN
- DOUBLE BEDROOM
- POTENTIALLY 2 RECEPTION ROOMS
- BATHROOM & SEPARATE WC
- CLOSE TO LONDON ROAD STATION
- CHAIN FREE

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Apr 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106780



Property Ref:
PRP106780 - 0002

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