



Ditchling Rise, Brighton, BN1 4QN

fox & sons

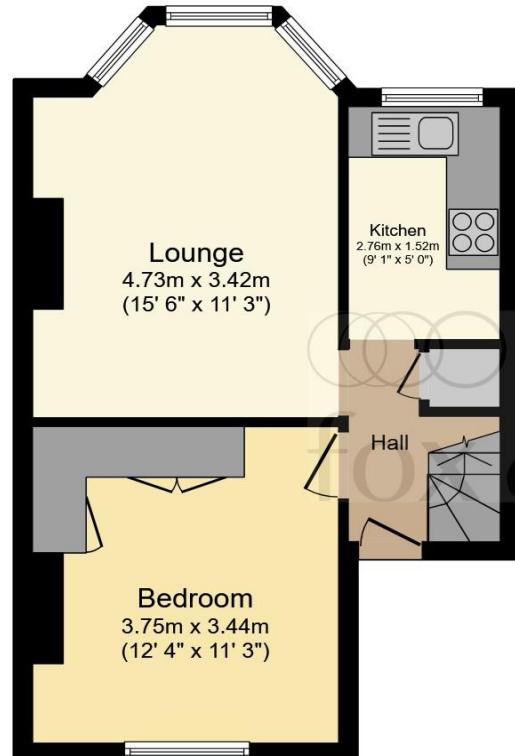
welcome to

Ditchling Rise, Brighton

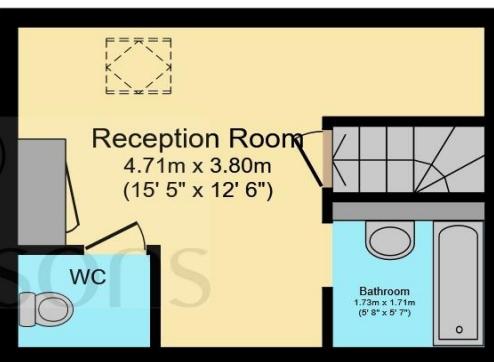
CHAIN FREE!! This is a two-storey maisonette forming the top two floors of this period building. The accommodation comprises: three main rooms, kitchen, shower room and wc. Situated close to all amenities including local shops, London Road station, Preston Park and bus services to the city centre.



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 Signalman 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.

guide price

£220,000



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



Property Ref:
PRP106780 - 0003

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex, BN1 6SA



fox-and-sons.co.uk