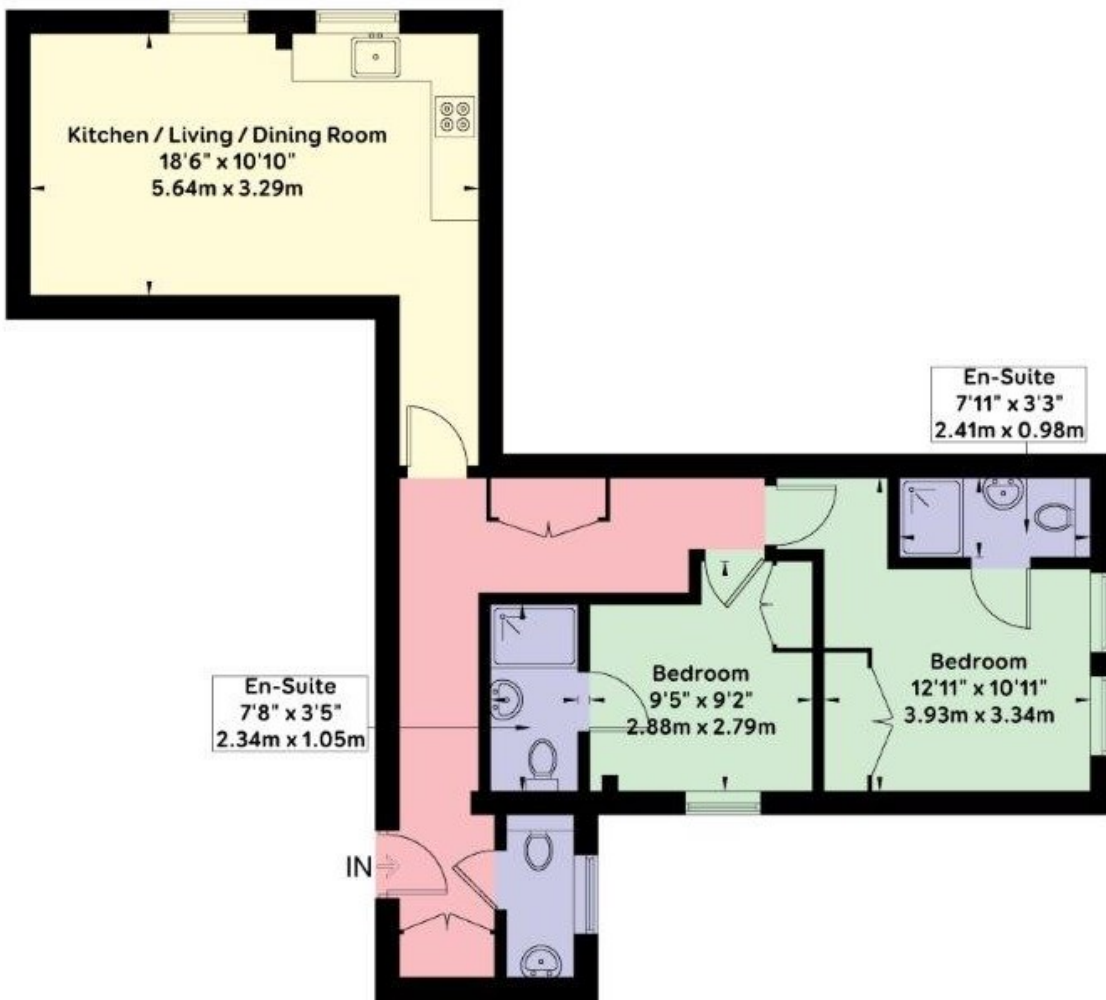




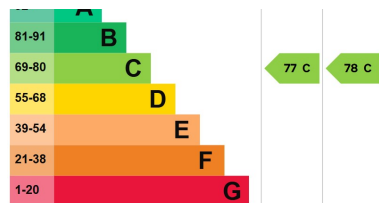
1b, 26a Ditchling Road, Brighton, BN1 6LU

BEAUMONTS
ESTATE AGENTS



Ground Floor
60.5 sq m / 651 sq ft

A new lease and Share of Freehold
Service charge TBA
Council Tax Band C



BEAUMONTS
ESTATE AGENTS

9 Kings Parade, Ditchling Road, Brighton, BN1 6JT
01273 550881
www.beaumontsresidential.co.uk



SUMMARY OF ACCOMMODATION

Communal Entrance Hall * Spacious inner Hall with store cupboards * Open Plan Living Room * Kitchen area with modern units & integrated appliances * 2 Double Bedrooms * 2 En Suite Shower Rooms * Cloakroom * Hardwood double glazed windows.

PARKING SPACE * SHARE OF FREEHOLD

This spacious ground floor 2 double bedroom - both with en suite shower rooms. Tastefully decorated and finished to a high specification this exceptional property is ready for immediate occupation. The shower rooms are fully tiled and fitted with high spec white suites, the windows are double glazed and the property has sound insulation together with Cat 6 wiring for best internet connection.

Situated in this convenient location within easy walking distance of local shopping in London Road and 'The Lanes'. Brighton City Centre and railway station and Seafront all being less than 1 mile distant. Brighton Marina with Cinemas, recreational facilities and excellent range of restaurants is approximately 2 miles distant.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.