



Ditchling Road, East Sussex, BN1 6JA £1,100 PCM

PS&B are delighted to present this FANTASTICALLY LOCATED one double bedroom apartment, situated within a well-maintained purpose-built block conveniently located near London Road Station, Preston Park, and Lewes Road Sainsbury's. The property benefits from its own off-road parking space/private driveway, complete with a useful external storage shed.

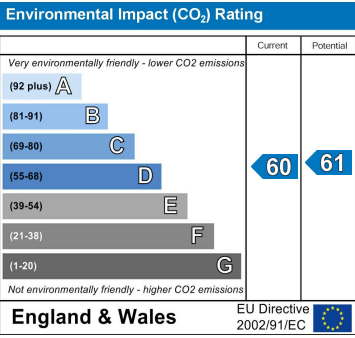
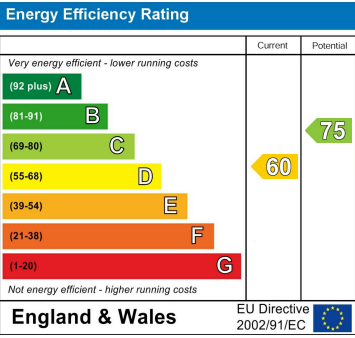
This BRIGHT AND GENEROUSLY PROPORTIONED residence features a spacious east-facing reception room, enhanced by large bay windows that allow for an abundance of natural light. The separate, modernised kitchen is well-appointed with an electric oven and hob, fridge/freezer, and plumbing for a washing machine, offering both practicality and style.

The west-facing double bedroom is notably large and includes AMPLE FITTED STORAGE, creating a comfortable and functional living space. The contemporary bathroom has been updated and comprises a full white suite, providing a clean and modern finish.

Further advantages include GAS CENTRAL HEATING throughout, contributing to energy efficiency and year-round comfort. This well-presented property offers a superb combination of space, convenience, and modern living, making it an ideal home for a professional individual or couple.

Offered unfurnished and available from 9th July 2025.





VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent