



## 60 DITCHLING RISE BRIGHTON, BN1 4QP

£280,000  
SHARE OF FREEHOLD

Superb raised ground floor apartment. This fantastic apartment benefits from good sized rooms, plenty of natural light and a nice layout all combining to create a real sense of space throughout. The property is well presented throughout with accommodation comprising; large dual aspect lounge diner, separate kitchen, bathroom and double bedroom with built in storage.

Located in the 'Golden Triangle' one of the most popular areas of the City between Preston Park and Preston Circus and within easy reach Fiveways, the property is a stone's throw away from the bustling London Road which benefits from restaurants, cafes, shops, bars and many other amenities. With its ideal location, you are at the heart of all major transport links in and out of the city and range of fantastic schools close by. A one minute walk to London Road station and fifteen to Brighton station, there are excellent commuter links into central London.

**Nicholas  
James**

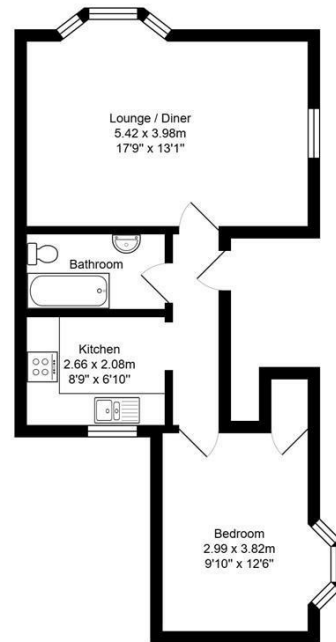
SALES LETTINGS AUCTIONS







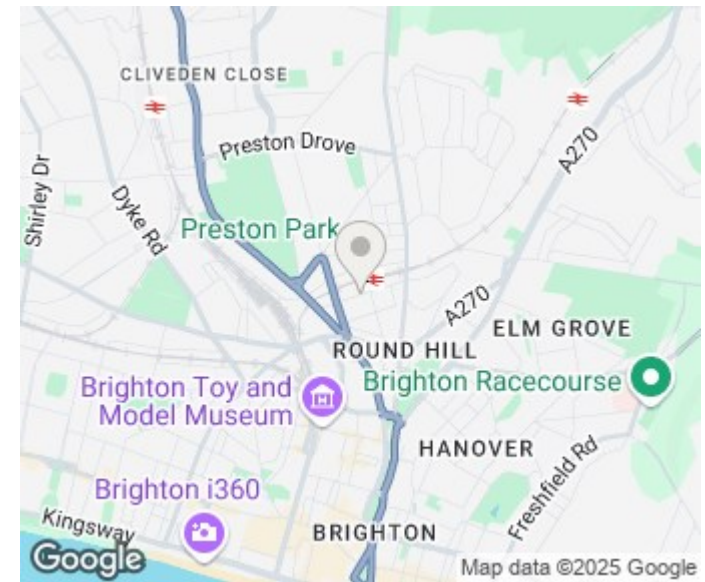




Ditchling Rise

Total Area: 46.2 m<sup>2</sup> ... 498 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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