



179 Ditchling Road

Brighton, BN1 6JB

Guide price £375,000-£400,000



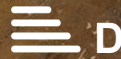
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Avard Estate Agents are pleased to be able to offer for sale this beautifully presented two bedroom ground floor apartment forming the entire ground floor of this impressive red bricked period building. This fantastic property also benefits from having share of the freehold and an impressive westerly aspect secluded rear garden. Situated in this highly desirable area of Brighton and only a short stroll from Down's junior, infant schools and is in the catchment for the highly regarded Dorothy Stringer and Varndean secondary schools. The area has many well-known gastro pubs including the, 'The Roundhill', 'Signalman' and the 'Open House' nearby. Extensive shopping opportunities arise to suit all of your needs nearby at the popular Fiveways including a post office, butcher, greengrocer, hair salon, coffee shops and bakery to name a few. It is just a stone's throw away from the hustle and bustle of the City, yet is just distant enough to maintain a quiet and more peaceful feel. The diverse central Brighton is close enough for a relaxed stroll or a short ride into the City Centre on one of the many available bus routes. Nearby, both Lewes Road and London Road have an abundance of local shops and supermarkets to suit every requirement, along with Preston Circus with its coffee shops and bars which are just around the corner. Brighton mainline station and London Road train station with their commuter links to London, Gatwick and beyond are with in walking distance. The accommodation features hallway, living room, two bedrooms, fitted kitchen/breakfast room, bathroom and a westerly aspect rear garden.



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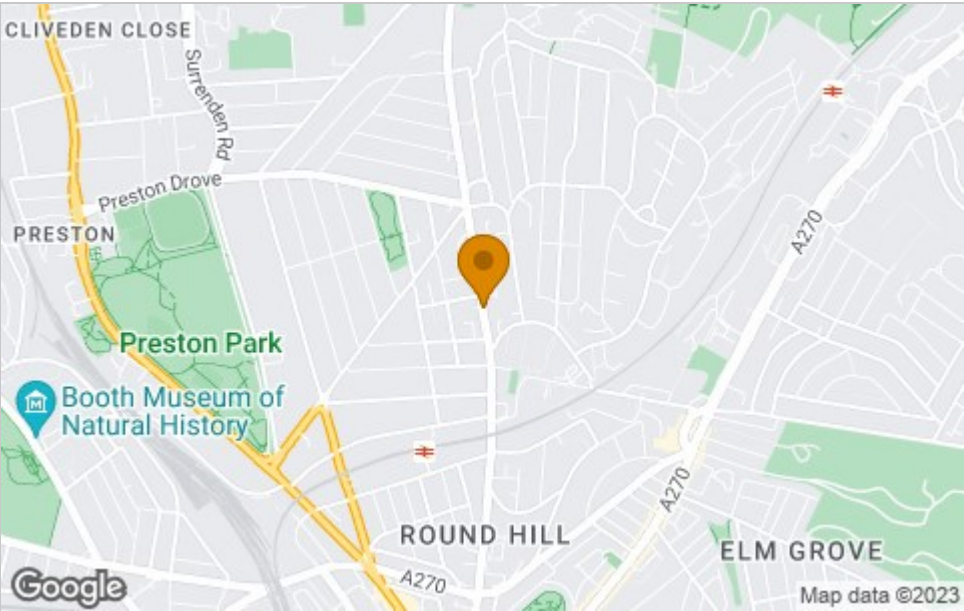
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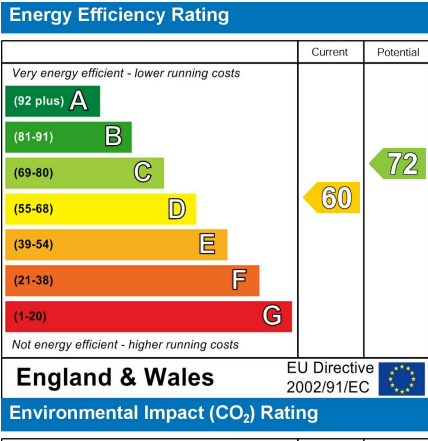
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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