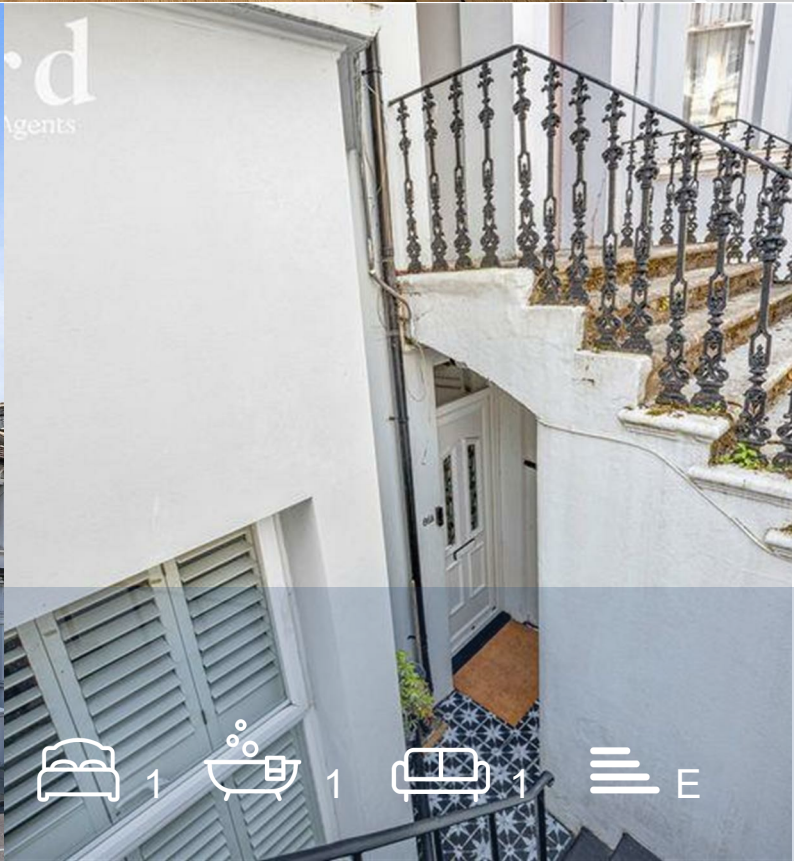
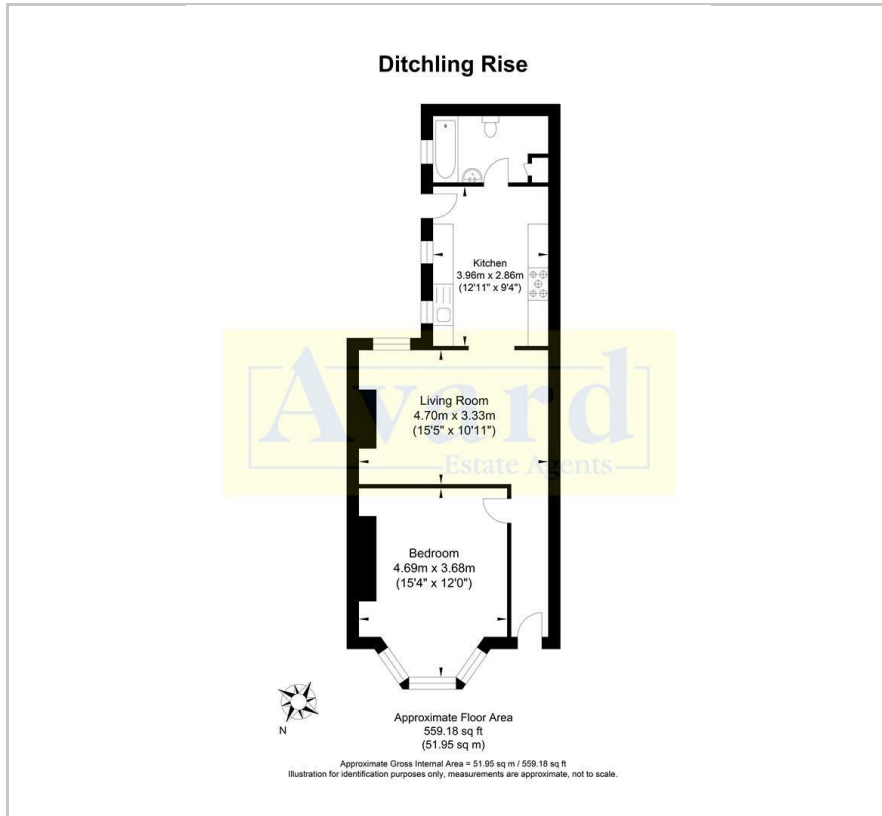




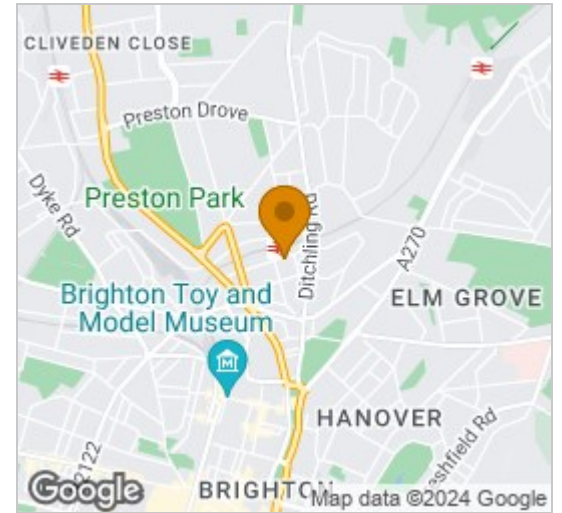
86a Ditchling Rise
Brighton, BN1 4QQ
£320,000



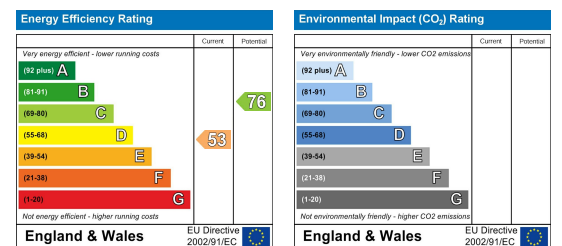
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

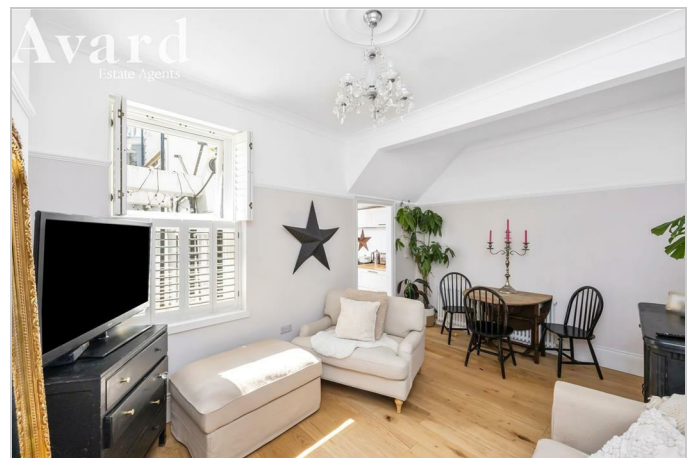
Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- Share Of Freehold
- Large 1 Bedroom Flat
- 559 Square Feet
- Must Be Viewed
- Luxury Flat
- South Facing Garden
- Outstanding Finish
- Parking Zone J



Avard Estate Agents are delighted to offer for sale this fantastic 1 bedroom lower ground floor garden flat which has been lovingly updated to a very high standard by the current vendor and forming part of this period Victorian building with the benefit of having a share of the freehold.

Accommodation comprises of private own street entrance, hallway, living room, newly fitted modern kitchen, 1 bedroom, beautiful newly fitted bathroom room and rear garden. Located in the popular Ditchling Rise area between the Fiveways and the popular 'Preston Circus'. There are local shops and cafes nearby and it's only a stroll away from Down's junior and infant schools which have excellent reputation, a stone's throw away from the bustle of town, yet far enough removed to take a quiet and more peaceful ambiance. Central Brighton is close enough for a pleasant walk or just pop on the bus for a short ride into the City centre. The area has many popular gastro pubs including the 'The Roundhill', 'Signalman' and the 'Open House'. Nearby Lewes and London Road have an abundance of local shops and supermarkets. The ever popular Fiveways is also within easy reach and there are great delis, a butcher and a baker at your disposal and Preston Circus with its coffee shops and bars is just around the corner. Brighton mainline and London Road train stations are within walking distance with their commuter links to Gatwick Airport and London. Call to view this outstanding flat with the WOW factor.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.