



## Ditchling Rise

Brighton, BN1 4QQ

**Guide price £400,000 to £425,000**



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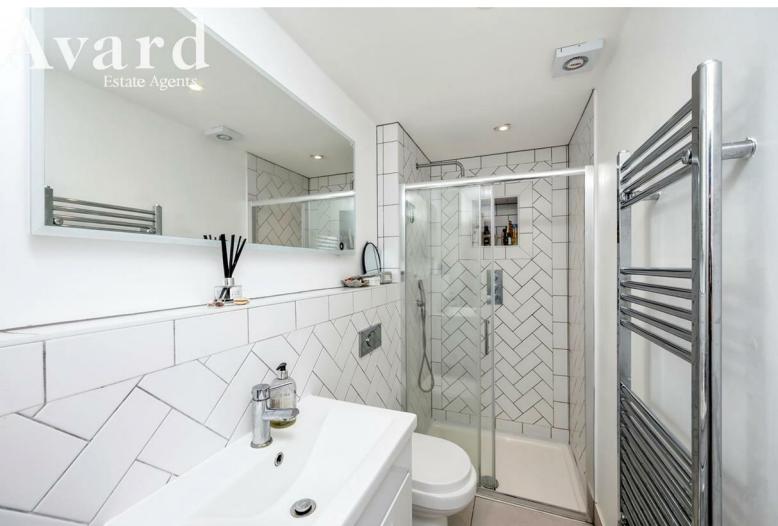
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# Ditchling Rise, Brighton, BN1 4QQ



## Description

Guide Price £400,000-£425,000

Avard Estate Agents are delighted to present this charming flat located on Ditchling Rise in the vibrant city of Brighton and is in excellent condition throughout, making it a must-see for prospective buyers.

Nestled between the lively Fiveways and the popular Preston Circus, this house enjoys a prime location that allows residents to experience the best of Brighton. The area is well-regarded for its educational institutions, with Down's junior and infant schools, as well as the esteemed Dorothy Stringer and Vardean schools, all within the catchment area.

Local amenities are plentiful, with a selection of well-known gastro pubs such as the Signalman and the Open House just a short walk away. The Fiveways area also offers a variety of shops, including a post office, butcher, greengrocer, coffee shops, and a bakery, ensuring that all your daily needs are easily met. For those who appreciate outdoor activities, the nearby Preston Park provides ample recreational facilities, including tennis courts and bowling greens, perfect for leisurely afternoons.

Despite its close proximity to the bustling heart of Brighton, this property maintains a tranquil atmosphere, allowing residents to enjoy a peaceful retreat while still being connected to the vibrant city life. Central Brighton is easily accessible, whether by a leisurely stroll or a quick bus ride, and both Brighton mainline station and London Road train station are within walking distance, offering excellent commuter links to London, Gatwick, and beyond.

The accommodation features its own street entrance, a welcoming hallway, a spacious living room, a modern fitted kitchen, a shower room, and two well-proportioned bedrooms, all complemented by a delightful rear garden. A viewing is essential to fully appreciate the quality and attention to detail this property has to offer.





Award  
Estate Agents

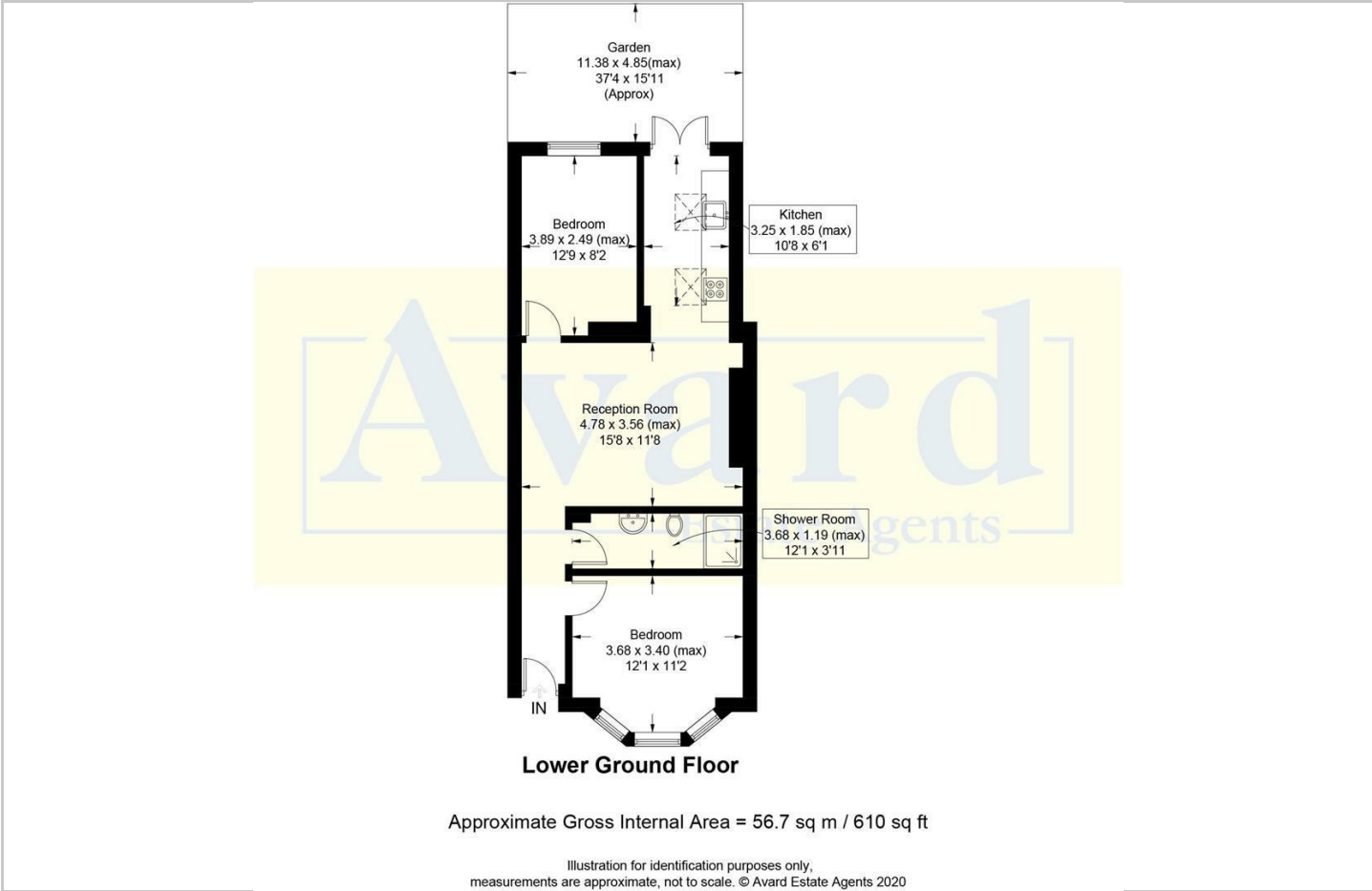


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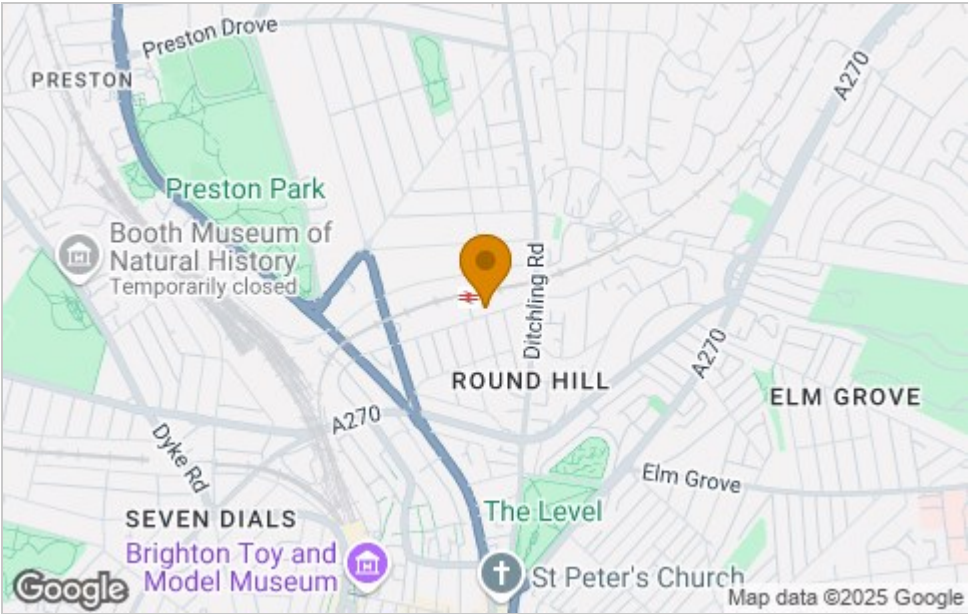




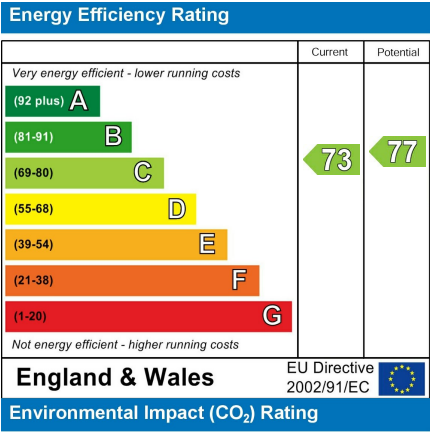
Floor Plan



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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