



168 Ditchling Road

, Brighton, BN1 6JA

GUIDE PRICE Guide price
£325,000-£350,000



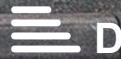
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168 Ditchling Road

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Description

GUIDE PRICE £325,000 to £350,000

Avard Estate Agents are delighted to present this charming two-bedroom freehold house located on the sought-after Ditchling Road in Brighton. This property is ideally situated within a short stroll of Down's junior and infant schools, and it falls within the catchment area for the highly regarded Dorothy Stringer and Vardean schools, making it an excellent choice for families.

The surrounding area boasts a vibrant community with a selection of well-known gastro pubs, such as 'The Roundhill', 'Signalman', and 'Open House', perfect for socialising and enjoying local cuisine. For your everyday needs, the popular Fiveways area offers a variety of shops, including a post office, butcher, greengrocer, coffee shops, and a delightful bakery.

This location strikes a perfect balance, being close enough to the lively atmosphere of central Brighton while still providing a peaceful retreat. A leisurely stroll or a short bus ride will take you into the heart of the city, where you can explore its many attractions. Additionally, both Lewes Road and London Road are nearby, featuring an abundance of local shops and supermarkets, as well as the vibrant Preston Circus with its array of coffee shops and bars.

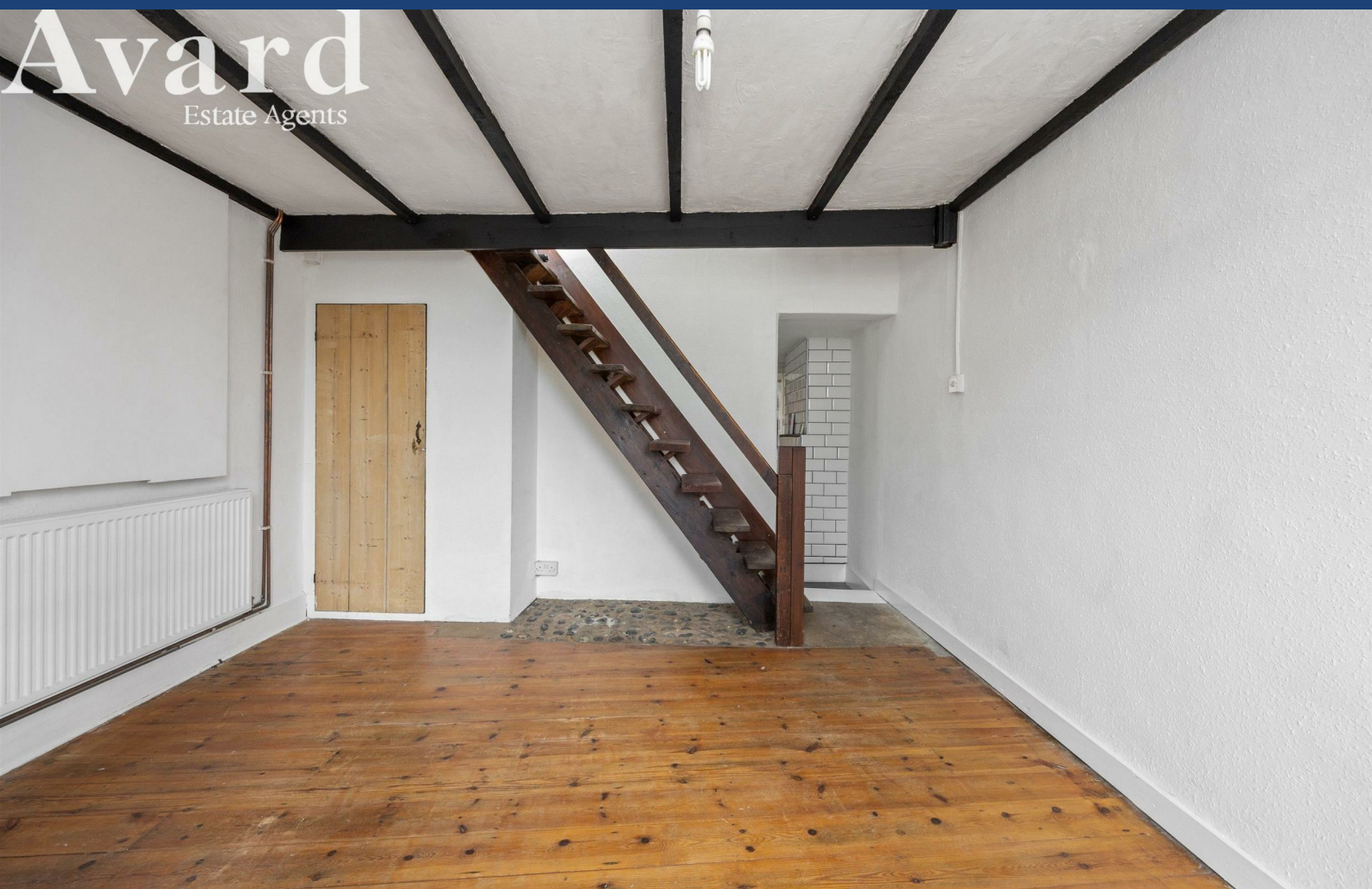
The property itself features a well-designed layout, including a welcoming living room, kitchen, two double bedrooms, and a bathroom. The rear patio garden offers a lovely outdoor space for relaxation or entertaining. With Brighton mainline station and London Road train station within walking distance, this home is perfect for commuters seeking easy access to London, Gatwick, and beyond.

This delightful house presents an excellent opportunity for those looking to enjoy the best of Brighton living in a desirable location.

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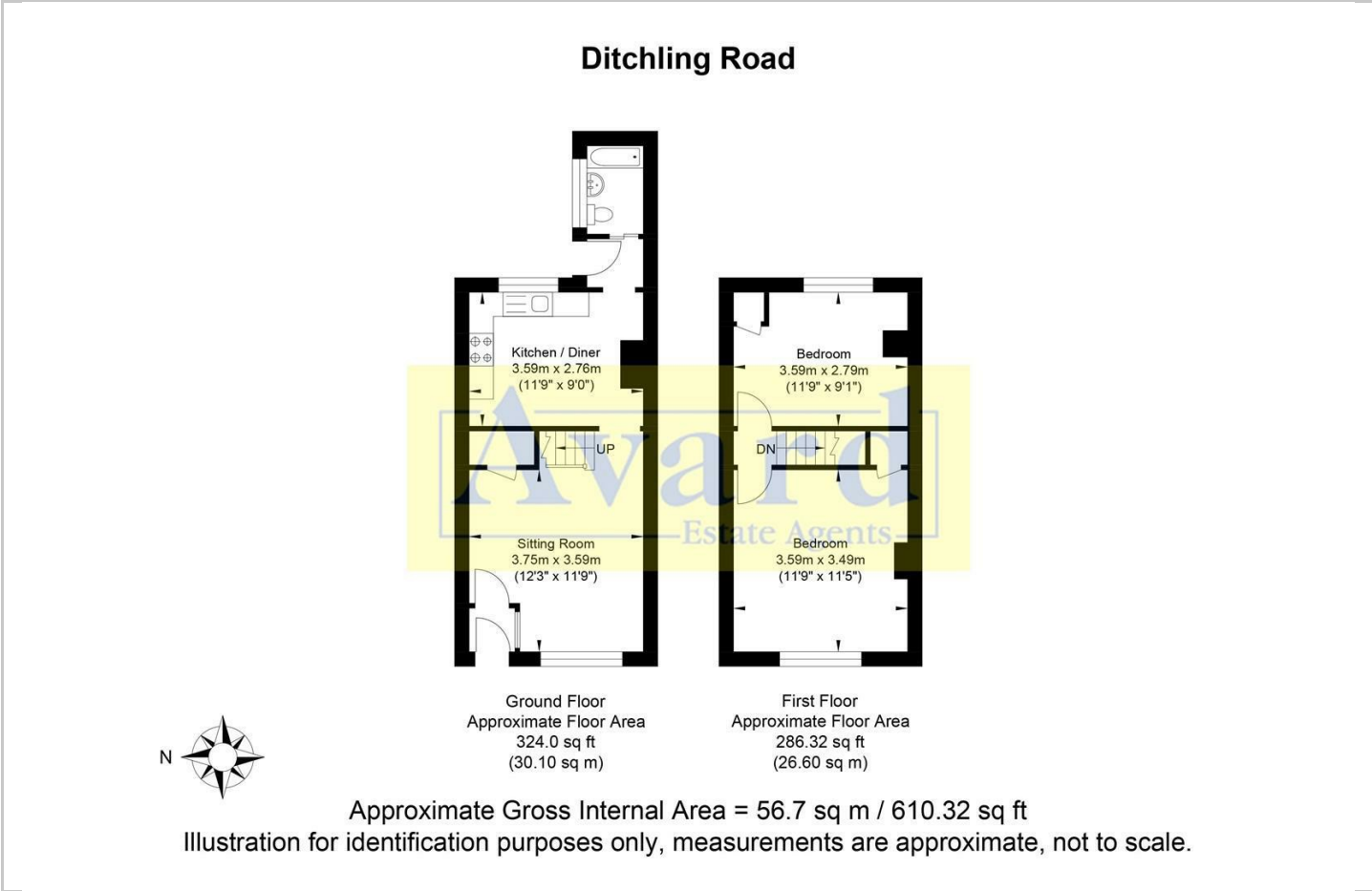
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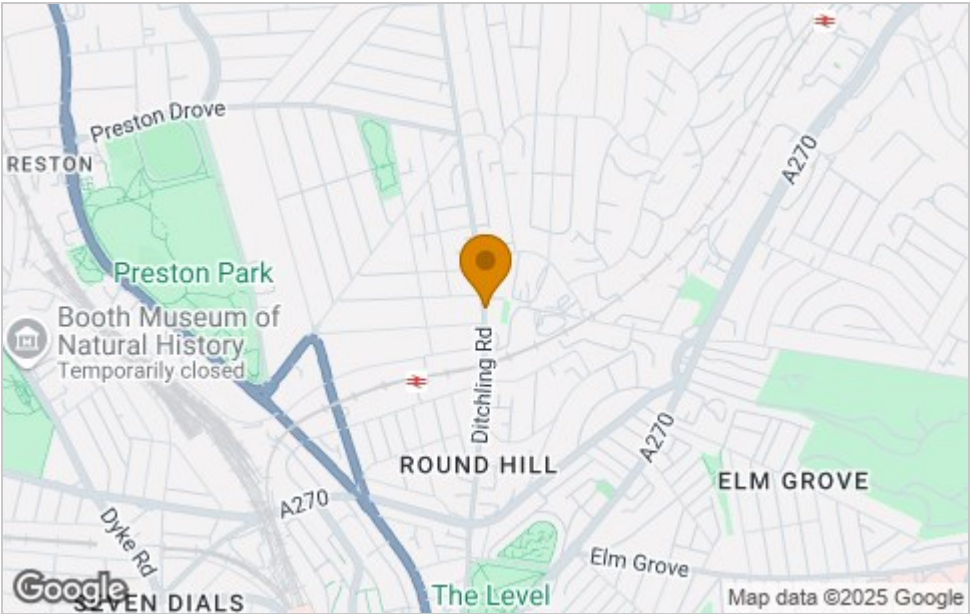
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Floor Plan



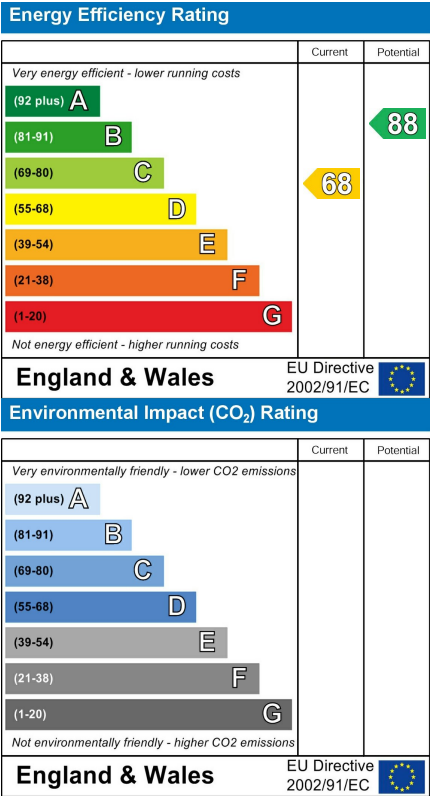
Area Map



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.

Energy Efficiency Graph



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