



First Floor Flat, 110 Ditchling Rise
Brighton, BN1 4QR

Guide price £325,000



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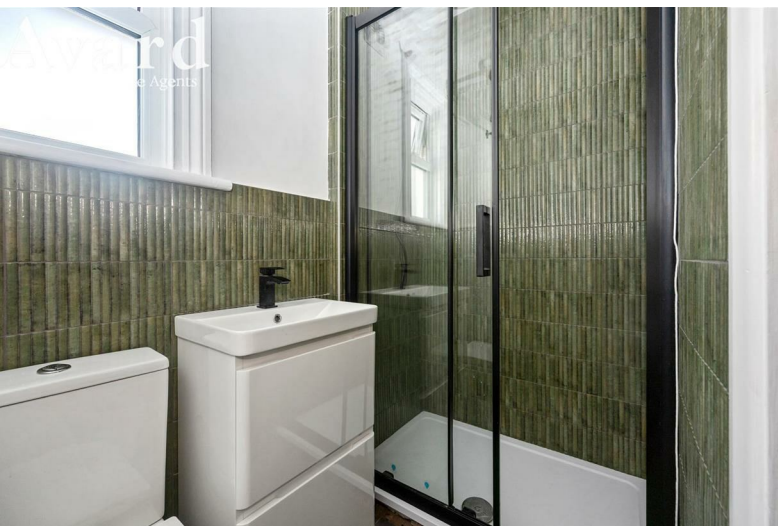
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Description

Guide Price £325,000-£350,000

Nestled in the charming area of Ditchling Rise, Brighton, this newly refurbished flat offers a delightful blend of modern living and classic comfort. With two well-proportioned bedrooms, this property is perfect for couples, small families, or those seeking a serene retreat close to the vibrant city life.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, ideal for both relaxation and entertaining. The natural light floods through the windows, creating a warm and inviting atmosphere. The flat boasts a contemporary design, with stylish finishes that enhance its appeal.

The two bedrooms provide ample space for rest and relaxation, while the well-appointed bathroom ensures convenience and comfort. Additionally, the property includes a share of the freehold, offering a sense of ownership and stability.

One of the standout features of this flat is the loft space, which presents an exciting opportunity for further development or storage, catering to your individual needs.

Located in the sought-after Ditchling Rise area, residents can enjoy easy access to local amenities, parks, and the vibrant culture of Brighton. This property is not just a home; it is a lifestyle choice, combining the tranquility of suburban living with the excitement of city life.

This flat is a rare find and is sure to attract interest. Do not miss the opportunity to make this charming property your own.



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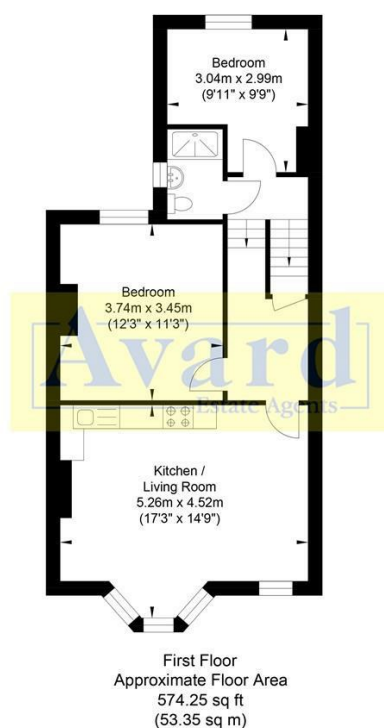


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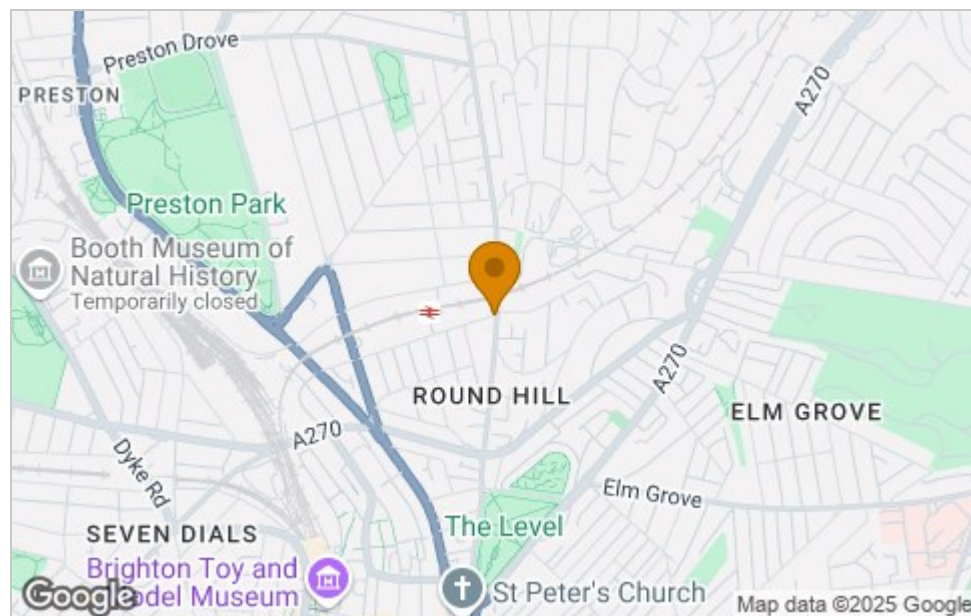
Floor Plan

Ditchling Rise




Approximate Gross Internal Area = 53.35 m / 574.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>60</p>	<p>80</p>
<p>England & Wales</p> <p>Environmental Impact (CO₂) Rating</p>		<p>EU Directive 2002/91/EC</p>	

Viewing

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

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