

ard
Estate Agents



57a Warleigh Road

, Brighton, BN1 4NS

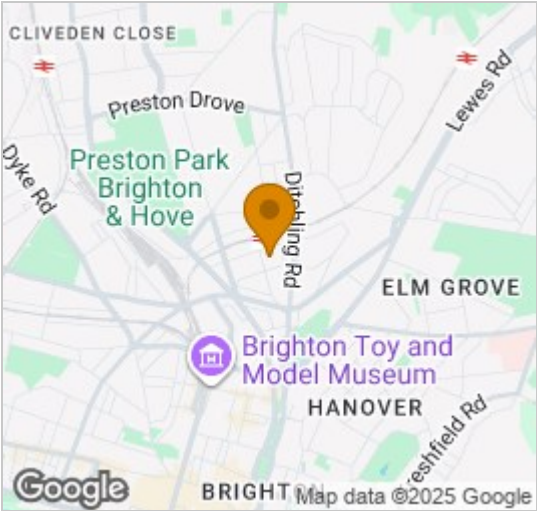
£1,600 Per month



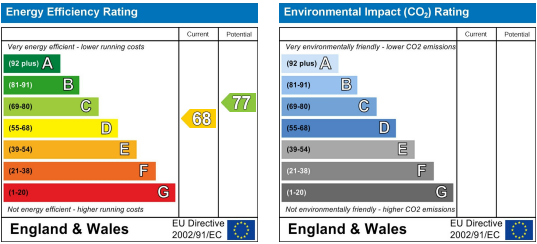
Floor Plan



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.



Avard Estate Agents are pleased to present this stunning two-bedroom flat located on Warleigh Road in the vibrant city of Brighton. This beautifully presented apartment is situated within a charming period building and boasts a delightful westerly aspect rear garden, perfect for enjoying the afternoon sun.

Nestled in the sought-after Ditchling Rise area, this property offers the ideal balance of city living and tranquility. Residents will appreciate the proximity to local shops and cafes, as well as the highly regarded Down's junior and infant schools, making it an excellent choice for families. While the lively atmosphere of central Brighton is just a pleasant stroll away, the flat remains a peaceful retreat from the hustle and bustle.

The surrounding area is rich with amenities, including popular gastro pubs such as 'The Joker', 'Roundhill', 'Signalman', and 'Open House', ensuring that you are never far from a delightful dining experience. The vibrant Fiveways district, with its array of delis, butchers, and bakers, is also within easy reach. For entertainment, Preston Circus, featuring the renowned 'Duke of York's' picture house and various bars, is just around the corner.

Commuters will find Brighton mainline and London Road train stations conveniently close, providing excellent transport links to Gatwick Airport and London. The accommodation itself comprises a private street entrance, a welcoming hallway, an open-plan living area with a newly fitted modern kitchen and dining space, two well-proportioned bedrooms, and a newly fitted shower room.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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