



## Ditchling Rise

Brighton, BN1 4QP

**Offers over £400,000**



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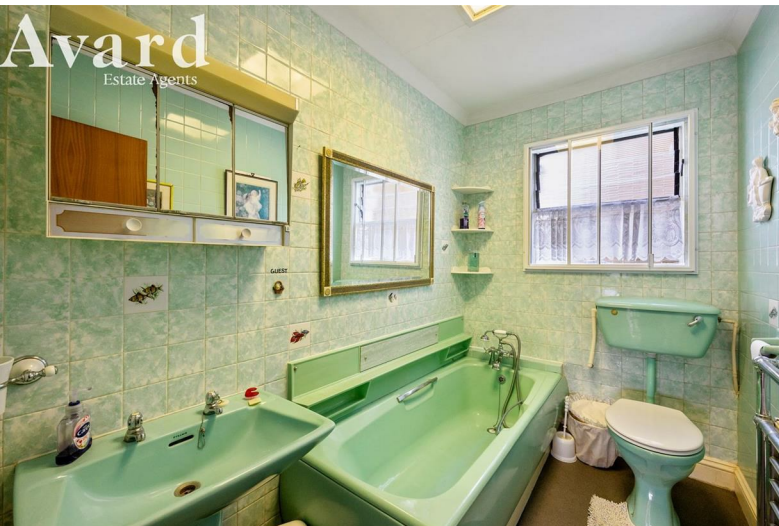


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## Description

Avard Estate Agents is pleased to present this charming 2 bedroom maisonette with a southerly aspect garden and garage located on Ditchling Rise, a delightful area nestled between the popular 'Fiveways' and the vibrant 'Preston Circus'. This Victorian period property is rich in character and comes with the rare advantage of a garage, along with share of the freehold, making it a unique find in this sought-after location.

The property offers a wonderful opportunity for those looking to create their dream home, with ample scope for improvement to suit your personal style.

The surrounding area is brimming with amenities to meet your everyday needs. Enjoy a meal at local gastro pubs such as the 'Signalman' and the 'Open House', or explore the diverse shopping options available at Fiveways, which includes a post office, butcher, and charming coffee shops. For outdoor enthusiasts, the picturesque Preston Park is just a stone's throw away, offering tennis courts and bowling greens for leisurely afternoons.

Commuting is made easy with Brighton mainline station and London Road train station within walking distance, allowing for quick access to London, Gatwick, and beyond. This home not only provides a peaceful retreat from the hustle and bustle of city life but also places you within easy reach of all the excitement Brighton has to offer.

Do not miss this fantastic opportunity to own a piece of Brighton's charm in a well-connected and desirable location. Contact Avard Estate Agents today to arrange a viewing and take the first step towards making this lovely flat your new home!



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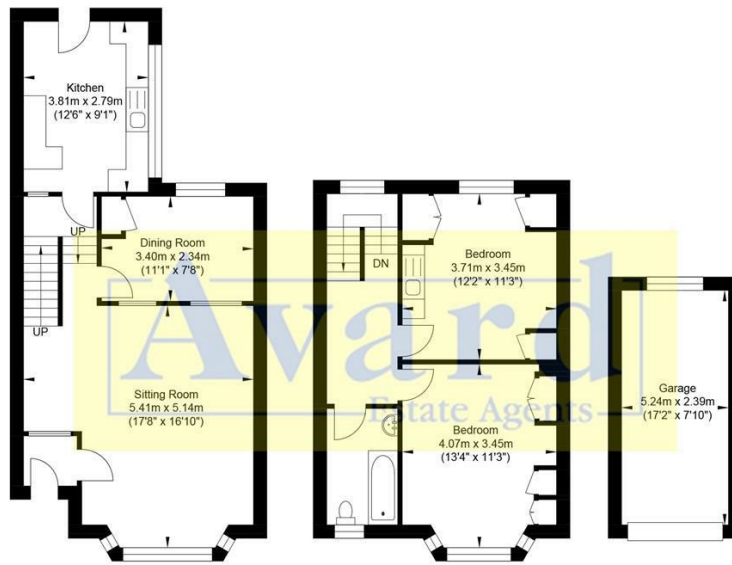


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## Floor Plan

### Ditchling Rise



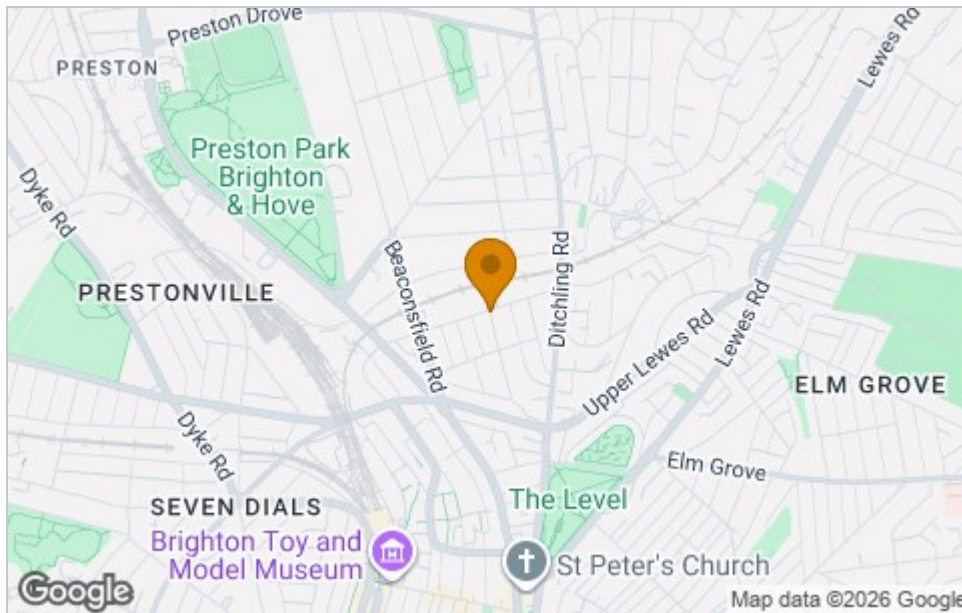
Ground Floor  
Approximate Floor Area  
524.63 sq ft  
(48.74 sq m)

First Floor  
Approximate Floor Area  
419.79 sq ft  
(39.0 sq m)

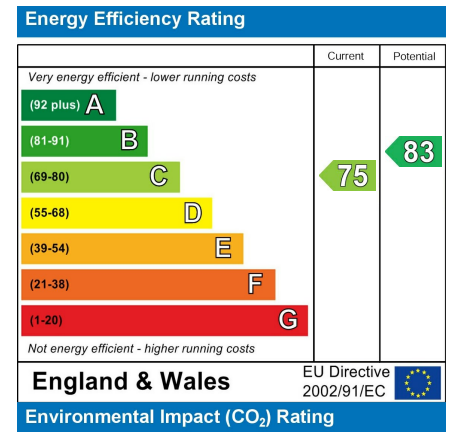
Garage  
Approximate Floor Area  
134.76 sq ft  
(12.52 sq m)

Approximate Gross Internal Area (Excluding Garage) = 87.74 sq m / 944.42 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## 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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