Avard
Estate Agents

49A Warleigh Road

, Brighton, BN1 4NS

£1,300 Per month

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49A Warleigh Road

Description

Avard Estate Agents are delighted to present this charming one-bedroom garden flat located on Warleigh Road in the sought-after Ditchling Rise area of Brighton.

Upon entering, you will find your own private street entrance leading into a welcoming hallway complete with a storage cupboard. The living room provides a comfortable space for relaxation, while the kitchen/breakfast room is perfect for enjoying meals at home. The flat features a well-sized bedroom and a bathroom, ensuring all your essential needs are met.

One of the standout features of this property is its lovely rear garden, offering a tranquil outdoor space to unwind. The flat is ideally situated just a short stroll from local amenities, including the vibrant Fiveways area, which boasts a variety of shops, cafes, and renowned gastro pubs such as 'The Roundhill', 'Signalman', and 'Open House'.

Families will appreciate the proximity to excellent schools, with Down's junior and infant schools nearby, as well as being in the catchment area for the highly regarded Dorothy Stringer and Varndean schools. For those who enjoy outdoor activities, the stunning Preston Park is within easy reach, providing recreational facilities including tennis courts and bowling greens.

This property is conveniently located close to Brighton's bustling city centre, yet it maintains a peaceful atmosphere. With excellent transport links, including Brighton mainline station and London Road train station just a short walk away, commuting to London, Gatwick, and beyond is effortless.

This delightful flat is a perfect opportunity for those seeking a comfortable home in a vibrant and well-connected area. We invite you to call us to arrange a viewing and experience all that this property has to offer.

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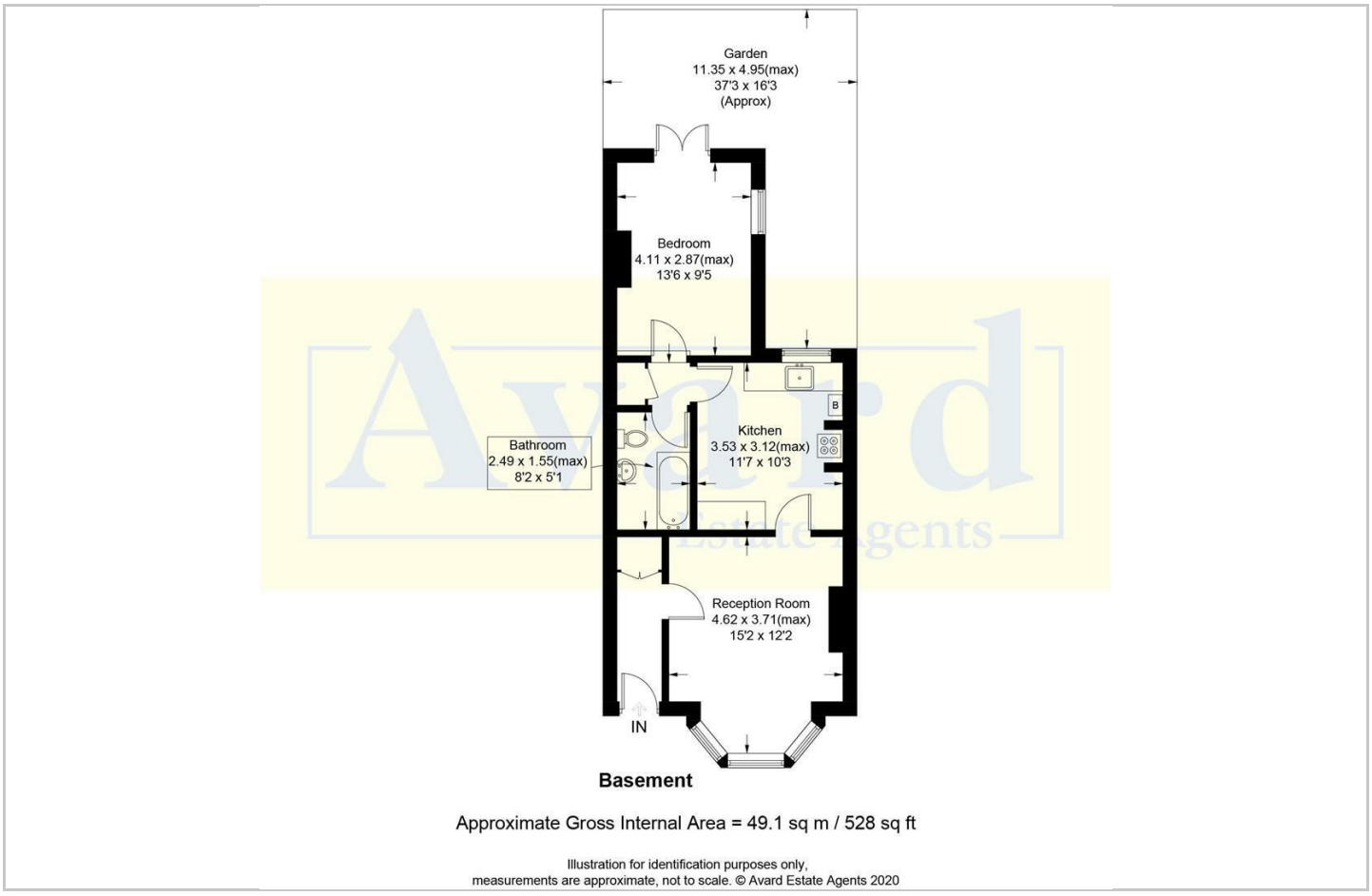
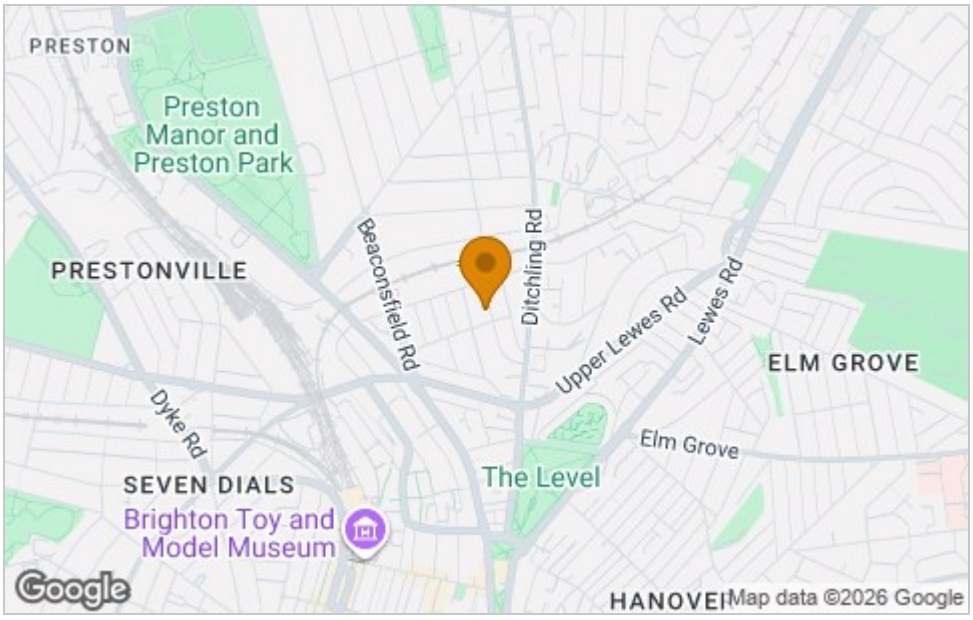
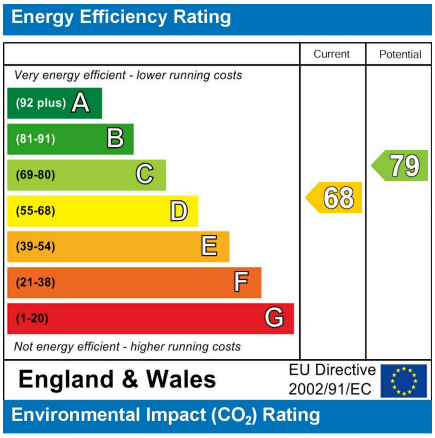
Floor Plan



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.

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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