PHILLIPS & STILL

Ditchling Rise, Brighton

Guide Price of £190,000 - £200,000

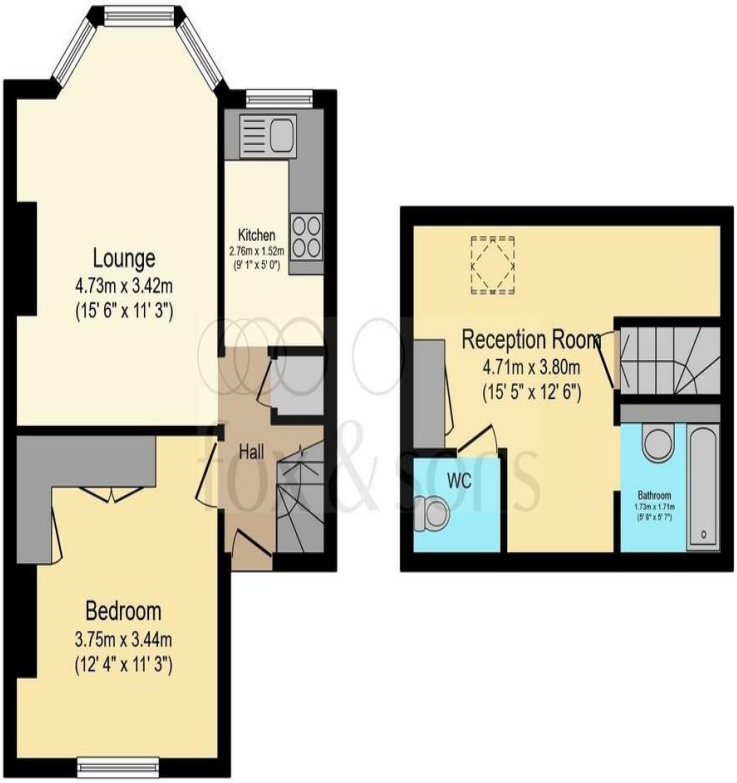
- **A delightful top floor one bedroom maisonette**
- **No onward chain**
- **Close to London Rd and Brighton railway station**
- **Perfect home or investment purchase**

Top Floor Flat, 49 Ditchling Rise, Brighton, BN1 4QN

A fantastic opportunity to acquire this one bedroom converted maisonette which forms part of this top floor period building and is conveniently situated in this ever so popular location near Preston Park and Preston Circus area.

Set out over the second floor, this spacious apartment consists of bedroom, a separate kitchen and spacious yet cosy lounge, then on the third floor there is a reception room, family bathroom and separate WC. Its the perfect first home or investment purchase and the flat is being offered with no on-going chain.

This property t is excellently located for commuters, as Brighton Mainline station is a short walk away with direct services to London Bridge and Victoria, with London Road station even closer with services to Lewes and beyond. The local area offers something for everyone, with Florence Road Market, Cafe along with excellent local pubs close by as well as The Duke Of Yorks Picturehouse and other convenience shops



Second Floor **Third Floor**

Total floor area 57.0 m² (613 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Accommodation

SECOND FLOOR

LOUNGE
15' 4" x 11' 3" (4.67m x 3.43m)
KITCHEN
9' 3" x 5' 1" (2.82m x 1.55m)
BEDROOM 1
12' 6" x 11' 3" (3.81m x 3.43m)
HALLWAY

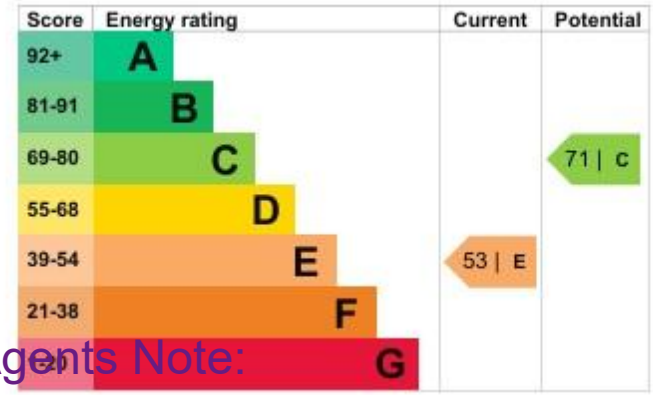
THIRD FLOOR

RECEPTION ROOM
15' 1" x 12' 6" (4.6m x 3.81m)
BATHROOM
5' 8" x 5' 8" (1.73m x 1.73m)
TOILET

What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
http://list.english-heritage.org.uk

Directions

For directions to this property please contact us.

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