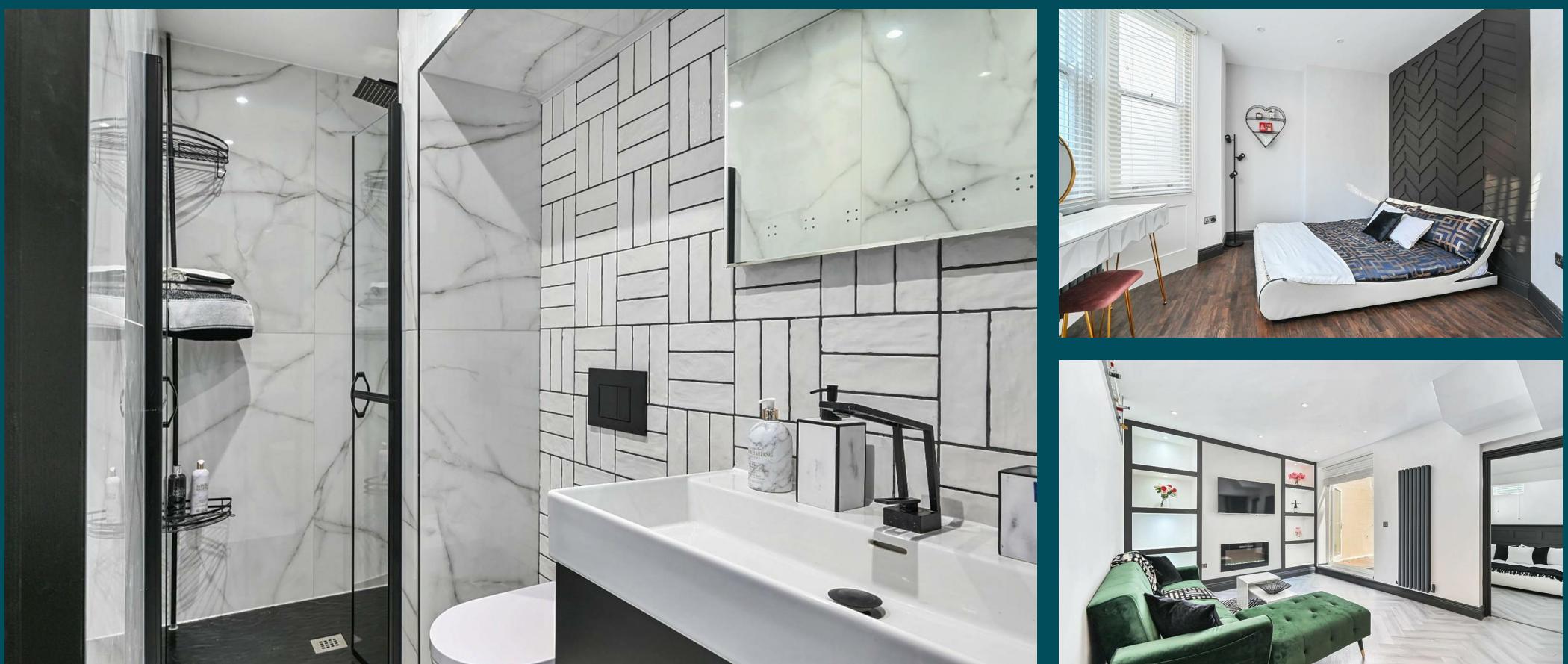




96a Ditchling Rise

Brighton BN1 4QQ



96a Ditchling Rise

Brighton, BN1 4QQ

Guide price £375,000

Pearson Keehan are delighted to bring to the market this exquisite and superbly refurbished two bedroom garden apartment situated in a highly sought-after district of Brighton close to a host of amenities, train links and the city centre.

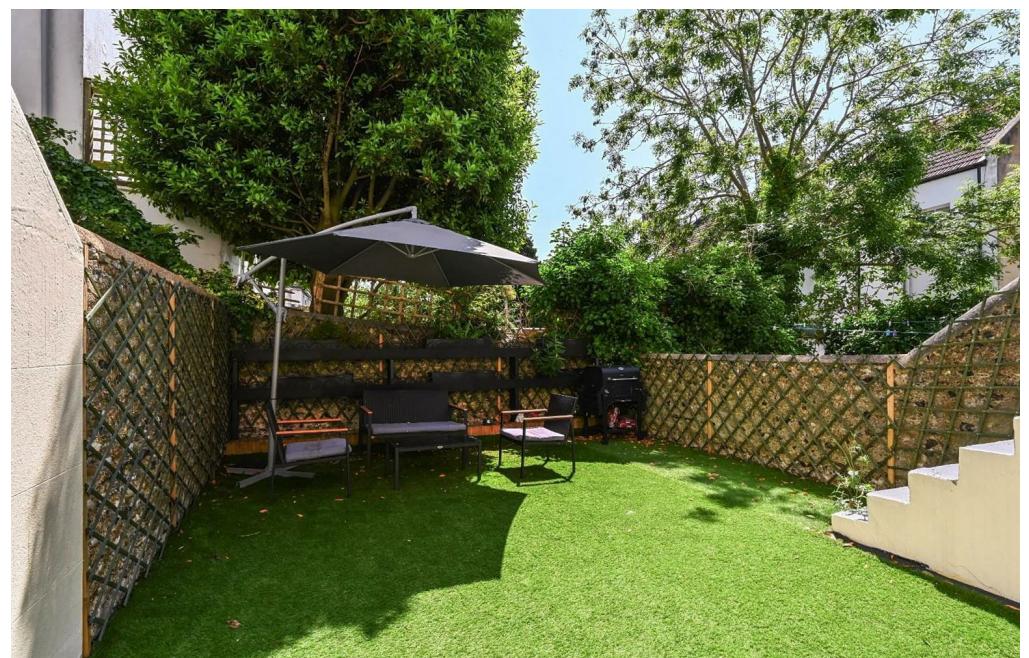
Stepping inside the property via its own street entrance, the apartment is set within a bay-fronted Victorian building and the accommodation briefly comprises of two double bedrooms, luxury tiled shower room and a fantastic open plan kitchen/living space which provides access out to the sunny south facing garden.

The kitchen/living space is a particular feature of the property with the kitchen benefitting from integrated appliances and being contemporary in design. Furthermore, the room has a fantastic media wall, where you can sit back and enjoy your favourite film choices of an evening.

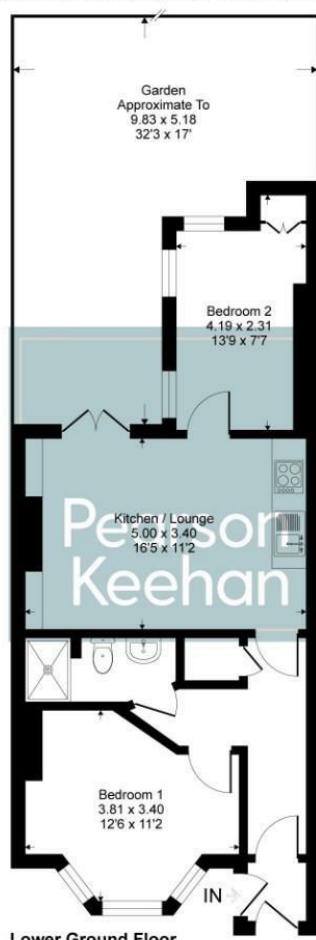
Outside, the delightful south facing garden is a natural suntrap and is a lovely space to enjoy outside dining and entertaining. The garden is part paved and mainly laid with artificial grass, meaning low maintenance all year round.

In terms of location, Ditchling Rise is set within a popular residential area close to a host of favoured coffee shops, restaurants, supermarkets and gastro pubs. Brighton City Centre is within an easy reach, as is London Road Station & Brighton Station with the latter providing direct links to Gatwick & London.

The property is being sold with no onward chain and benefits from a share in the freehold.



Ditchling Rise, BN1
Approximate Gross Internal Area = 49 sq m / 527 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained herein, neither the doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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