



Princes Gate Ditchling Road

, Brighton, BN1 4SG

**£299,950 SHARE OF FREEHOLD**



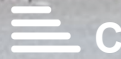
2



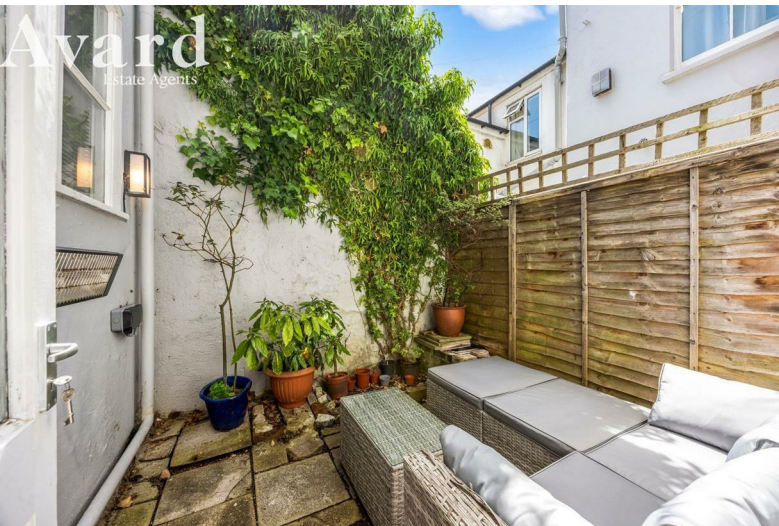
1



1



c



## Description

Avard Estate Agents are delighted to present this charming two-bedroom ground floor flat, nestled in the esteemed Roundhill conservation area of Brighton. This property boasts a delightful patio garden, perfect for enjoying the fresh air. Recently updated by the current owner over the past few years, the flat offers a modern living experience while retaining its character. Additionally, it comes with a share of the freehold, providing added security and peace of mind.

Just a short walk from Down's junior and infant schools, and within the catchment area for the highly regarded Dorothy Stringer and Vardean schools. The neighbourhood is rich with amenities, featuring a selection of well-known gastro pubs such as The Roundhill, Signalman, and Open House, ensuring that dining out is always a pleasure.

For your shopping needs, the vibrant Fiveways area is nearby, offering a variety of local shops, including a post office, butcher, greengrocer, hair salon, coffee shops, and a bakery. This flat is perfectly positioned to enjoy the lively atmosphere of the city while still providing a tranquil retreat.

Outdoor enthusiasts will appreciate the proximity to Preston Park, which offers excellent recreational facilities, including tennis courts and bowling greens, making it an ideal spot for memorable days out. The diverse offerings of central Brighton are easily accessible, whether by a leisurely stroll or a quick bus ride into the city centre.

Commuters will find convenience in the nearby Brighton mainline station and London Road train station, both within walking distance, providing excellent links to London, Gatwick, and beyond. The accommodation features an open-plan living area with a modern kitchen, two well-proportioned bedrooms, a contemporary bathroom, and a lovely rear patio, making this flat a perfect choice for those seeking a blend of comfort and convenience in a sought-after location.



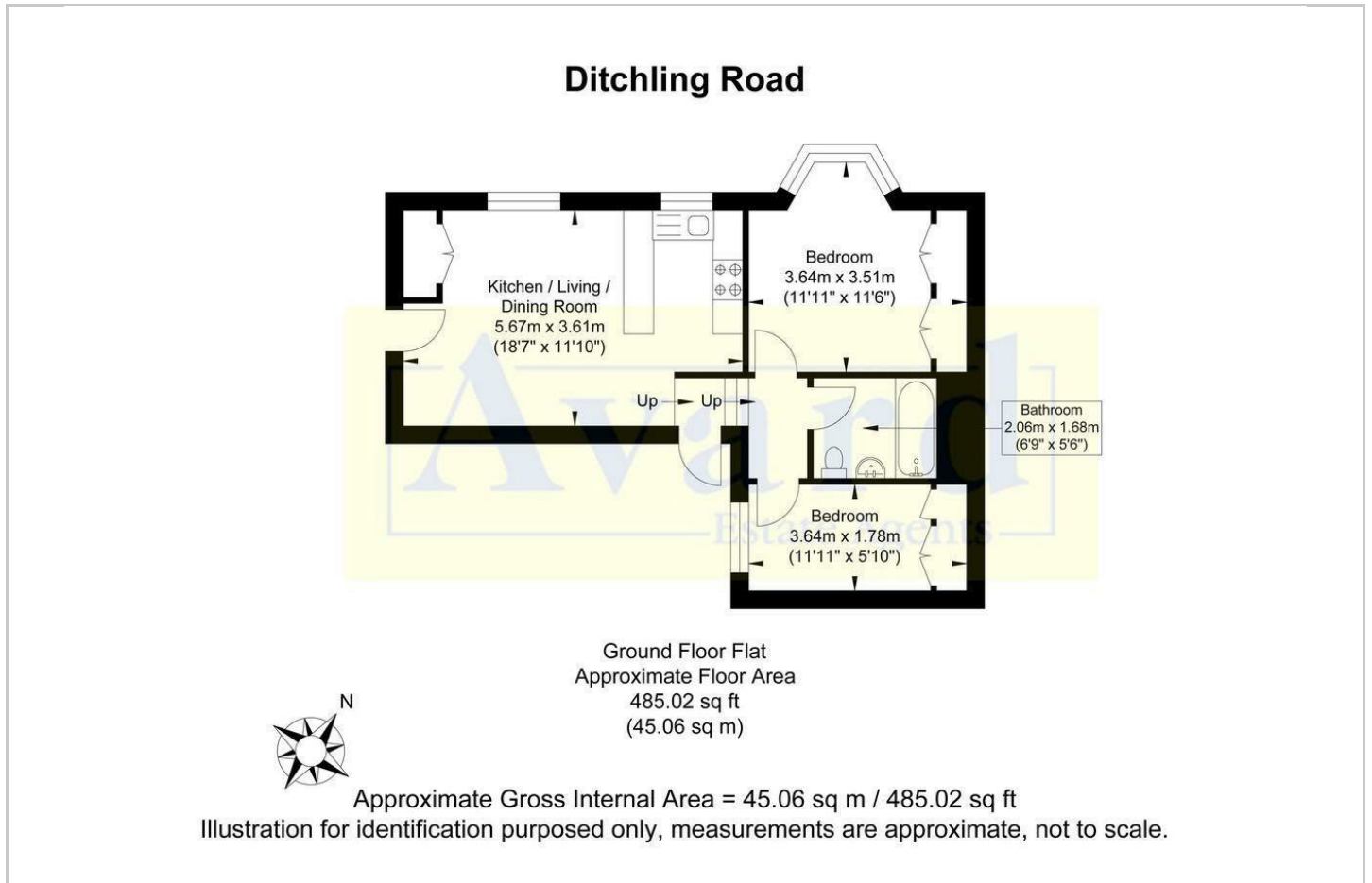
**Avard**  
Estate Agents



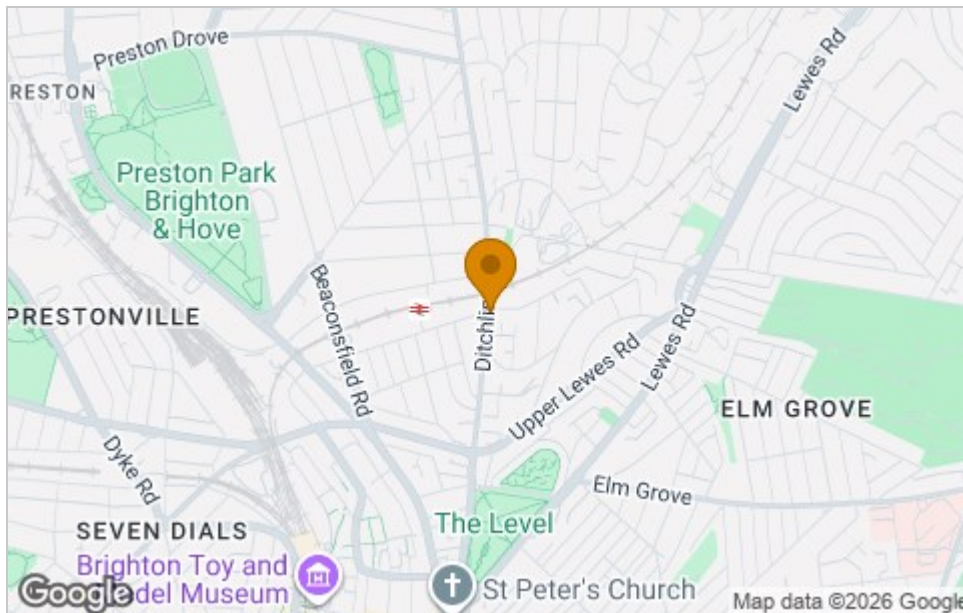
**Avard**  
Estate Agents



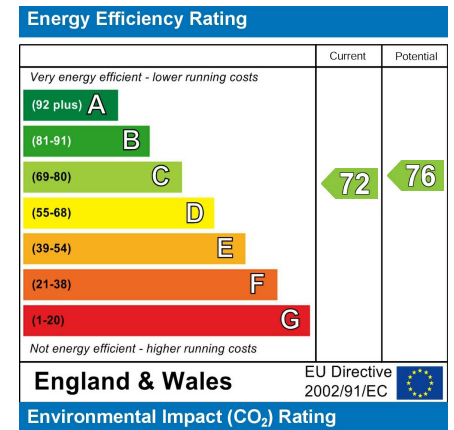
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.