

# Avard

Estate Agents



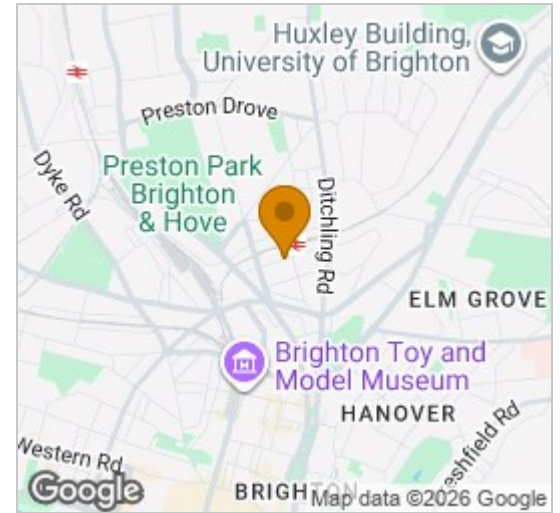
93 Ditchling Rise  
Brighton, BN1 4QP  
**£1,500 Per month**



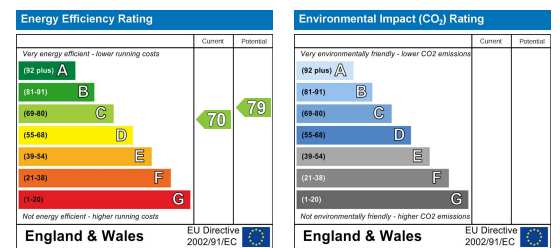
## Floor Plan



## Area Map



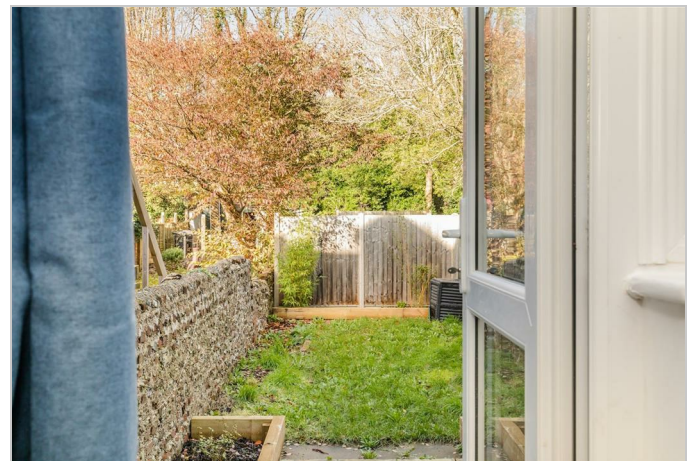
## Energy Efficiency Graph



## 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.

- 2 Bedrooms
- Beautifully Decorated
- Large Rear Private Garden
- Parking Zone J
- Great Location For Commuters
- Victorian Period Building



Avard Estate Agents are pleased to offer for sale this 2 bedroom ground floor garden flat which has been fully refurbished to a very high standard forming part of this period Victorian building.

Accommodation comprises of private own street entrance, hallway, open plan living room/kitchen, 2 bedrooms, shower room & a large rear garden. Located in the popular Ditchling Rise area between the Fiveways and the popular 'Level area'. There are local shops and cafes nearby and it's only a stroll away from Down's junior and infant schools which have excellent reputation, a stone's throw away from the bustle of town, yet far enough removed to take a quiet and more peaceful ambiance. Central Brighton is close enough for a pleasant walk or just pop on the bus for a short ride into the City centre. The area has many popular gastro pubs including the 'Jolly Poacher', 'Signalman' and the 'Open House'. Nearby Lewes and London Road have an abundance of local shops and supermarkets. The ever popular Fiveways is also within easy reach and there are great delis, a butcher and a baker at your disposal and Preston Circus with its coffee shops and bars is just around the corner. Both Brighton mainline and London Road train station are within walking distance with their commuter links to Gatwick Airport and London.



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