



136a Ditchling Road, Brighton, BN1 6JA

Price £165,000 Leasehold

A good sized STUDIO APARTMENT with potential to convert to a one bedroom flat, situated on the first floor of this POPULAR PURPOSE BUILT BLOCK in Ditchling Road. The property benefits from good size accommodation which is considered to be in GOOD DECORATIVE ORDER throughout, FAR REACHING VIEWS, a 900+ YEAR LEASE and NO ONWARD CHAIN. Energy Rating: D59 Exclusive to Maslen Estate Agents

Communal Entrance Hall

Stairs to:

First Floor

Front door to:

Entrance Hall

Security door entry receiver, shelving airing cupboard housing hot water cylinder.

Bathroom

Suite comprising panelled bath with wall mounted electric shower unit, pedestal wash hand basin, low level WC. Part tiled walls, heated towel rail, extractor fan.

Kitchen

Range of fitted wall & base units, roll edged work surface with inset stainless steel single drainer sink unit with mixer tap, breakfast bar, space for various appliances, part tiled walls, extractor hood, double glazed window.

Studio Room

Double glazed window.

Total approx floor area

29.0 sq.m (312 sq.ft)

Parking Zone J

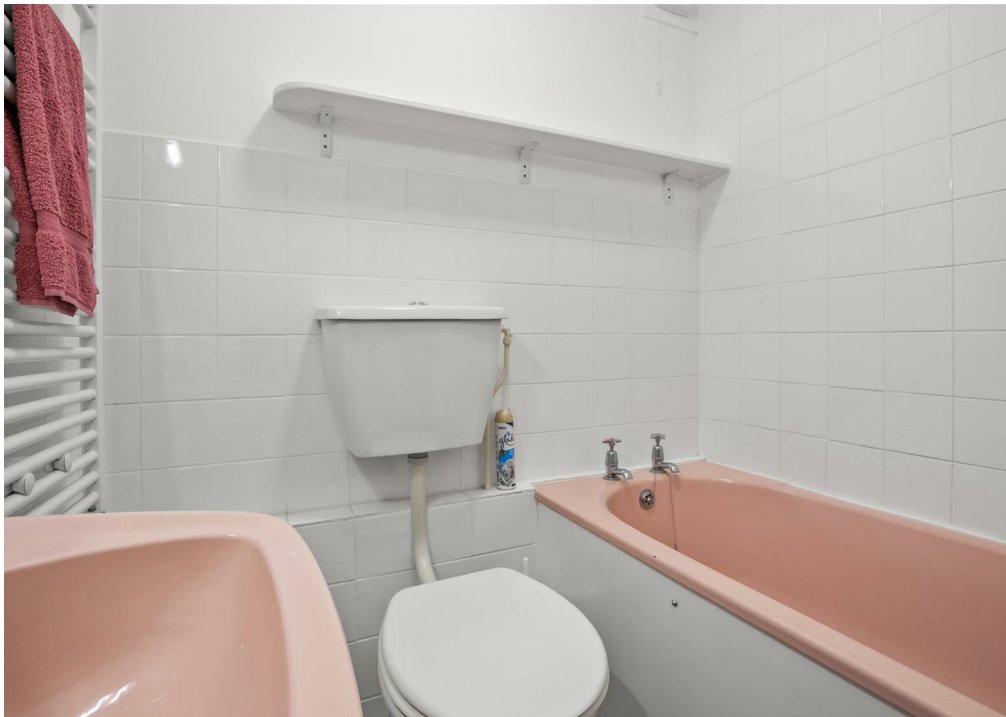
Council Tax Band A

WHAT THE OWNER SAYS:

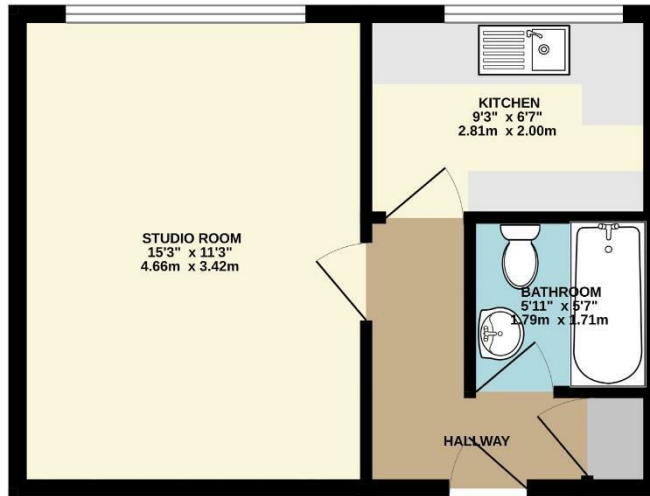
"I was particularly drawn to this larger than average studio flat for its 900+ year lease, its layout with separate kitchen and light rooms which are not overlooked. My surveyor pointed out the advantageous potential for it to be reconfigured as a one bedroom flat.

I was attracted also to its near location to central Brighton with a 3 route bus stop at the end of the block's drive.

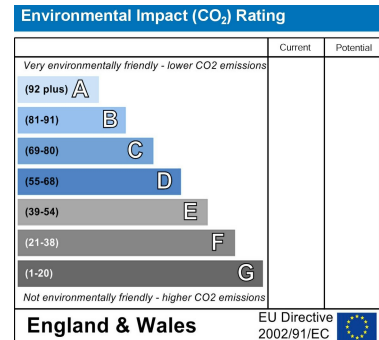
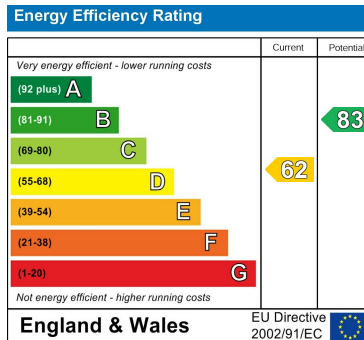
Another bonus is that London Road Station and Blaker's Park are just very short walks away. I was subsequently very pleased to find that the flat is extremely quiet, including no traffic noise and the neighbours whom I've met on the same floor are very pleasant."



DITCHLING COURT
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 312 sq.ft. (29.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustration purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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OFFICES THROUGHOUT THE CITY

LEWES ROAD

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

FIVEWAYS

290 Ditchling Road,
Brighton,
BN1 6JF.
t: (01273) 566777
e: fiveways@maslen.co.uk

WOODINGDEAN

62-64 Warren Road,
Woodingdean,
Brighton BN2 6BA
t: (01273) 278866
e: woodingdean@maslen.co.uk

LETTINGS

290 Ditchling Road,
Brighton,
BN1 6JF.
t: (01273) 321000
e: lettings@maslen.co.uk



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