



286, Ditchling Road, Brighton, BN1 6JF

Spencer  
& Leigh



286, Ditchling Road,  
Brighton, BN1 6JF

£1,295 Per Calendar Month -

- Well presented one bedroom flat
- Spacious accommodation arranged over a split level
- 15' bay fronted lounge
- Modern fitted kitchen
- White bathroom suite
- Pleasant roof top views
- Gas fired central heating & double glazed windows
- Available early February, unfurnished
- Popular location near Preston Park
- Viewing highly recommended

This spacious and well presented one bedroom flat is located on the first floor of this attractive red brick building, benefitting from distant roof top views. Being split level, the flat features an impressive 15' bay fronted lounge, a good size separate kitchen, a 13' double bedroom and a white bathroom suite. The flat has a modern interior decorated to a bright and airy colour scheme. Available from early February, the unfurnished accommodation is available for a long term tenancy. Fiveways itself is a vibrant and bohemian hub with many cafes, shops and a bus route located straight outside the flat to the city centre. Preston Park mainline railway station is also located within a one mile radius. Viewing is highly recommended. Council Tax - Band A



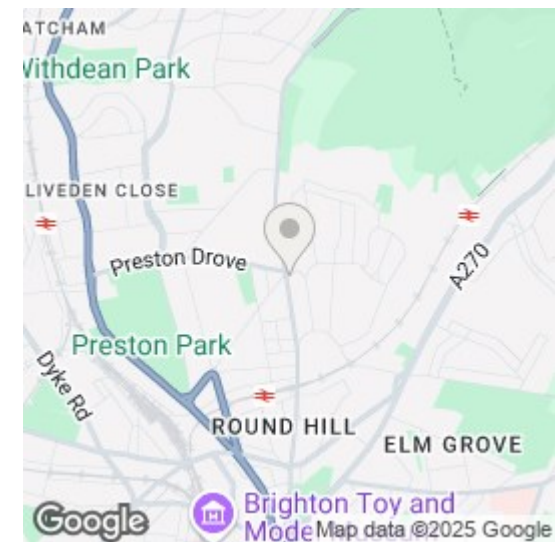
Entrance Hall

Living Room  
15'10" x 10'7"

Kitchen  
13'2" x 6'1"


Bedroom  
13'6" x 10'9"

Bathroom



Council:- BHCC  
Council Tax Band:- A

#### Energy Efficiency Rating

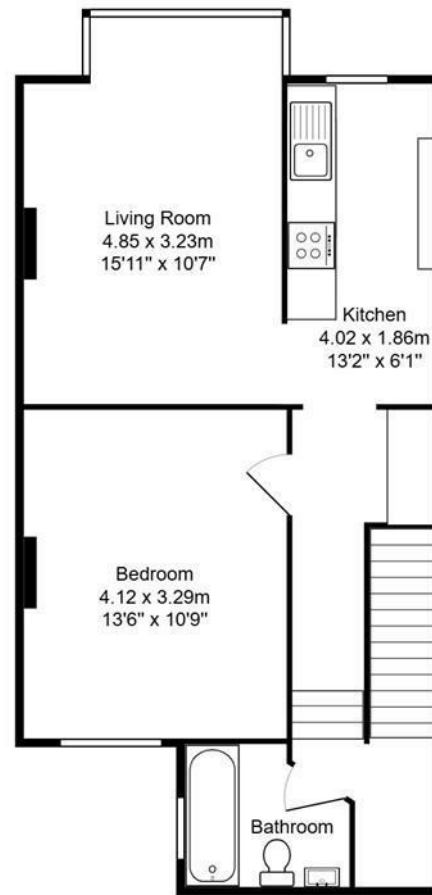
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



First Floor

**Total Area: 50.1 m<sup>2</sup> ... 539 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.