

Ditchling Rise

Brighton

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Ditchling Rise Brighton



2

BEDROOM

1

RECEPTION

1

BATHROOM

About the property

This charming two-bedroom garden flat is set within an attractive period property on a picturesque, tree-lined avenue. Tastefully decorated throughout, the home combines timeless features with modern living. The principal bedroom boasts a large bay with elegant sash windows, flooding the room with natural light. The contemporary bathroom is thoughtfully designed, while the expansive open-plan kitchen and reception area enjoys views of the unusually large south-facing garden through stunning sliding glass doors.

At the rear of the garden, a generously sized garden room, complete with a skylight and French doors, offers a versatile space ideal for a home office, studio, or guest accommodation. Additionally, a large, useful store cupboard is found alongside the Garden Room.

Located on Ditchling Rise, just off Preston Circus, this central location provides easy access to Brighton city centre, either on foot or by bus. Brighton station is a convenient 15-minute walk away, while a host of popular cafes and restaurants are just moments from your doorstep. Additionally, the nearby Preston Park offers extensive green spaces and a variety of leisure facilities, including tennis and basketball courts, cafes, yoga classes, personal training, and a cycle velodrome.

This property truly encapsulates Brighton living, offering the perfect blend of tranquility and city convenience.







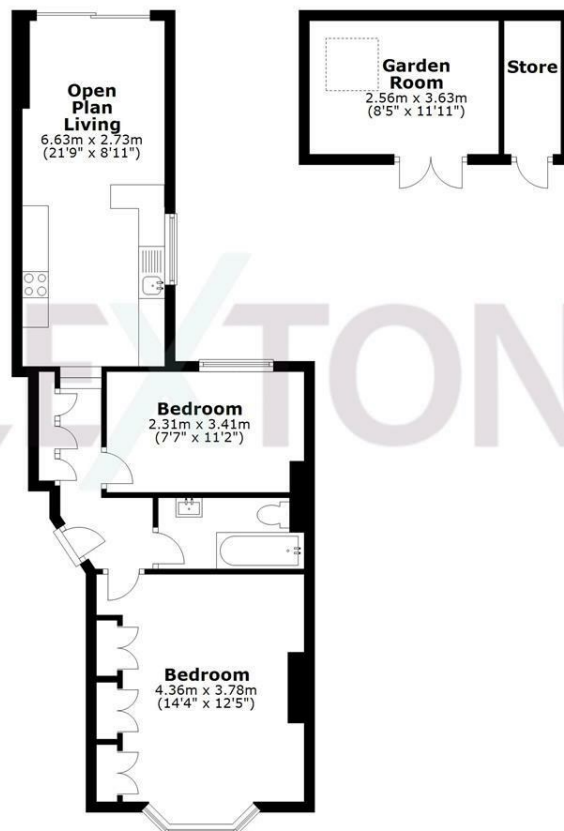


SCAN HERE TO OFFER ON THIS PROPERTY



Ground Floor

Approx. 66.9 sq. metres (719.7 sq. feet)



Total area: approx. 66.9 sq. metres (719.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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

LEXTONS

Call our sales team to arrange
a viewing appointment:

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