

PHILLIPS & STILL

Ditchling Rise, Brighton

Asking Price Of £230,000 -£240,000



- A Spacious One Double Bedroom Top Floor Flat
- Popular Location Close To London Road Station
- Separate Kitchen/Lounge
- No Chain
- Perfect Home/Investment Property

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Top Floor Flat, 187 Ditchling Rise, Brighton, BN1 4QR



If you are looking for an ideal first home or a great investment then look no further as this is the one for you. This one bedroom first floor flat has been modernised throughout. Being located in the London Road area you have easy access to the trendy shops and eateries this location has to offer, you also have Brighton station close by and the sun trap that is the Brighton level.

The delightful kitchen has been tastefully decorated, the kitchen includes under counter appliances, laminate work surfaces and white tiled splash backs. The living room has attractive original coving, and with panelled sash bay windows. The bedroom allows enough space for both double bed and has built in wardrobe and the bathroom offers white suite with bath and shower overhead. The property also benefits from a large loft which could be converted subject to all relevant consents and permissions.

This charming and special building is located just up from the level which has been recently benefited from a massive regeneration project. The re-landscaped park now also includes a café and an exhibition room. The bustling streets of the North Laines are on your doorstep with its unique shops, cafes, restaurants and bars. Brighton mainline railway station is under a mile away making this ideal either for nipping into the city or a London commuter. To top it off this property has no ongoing chain.



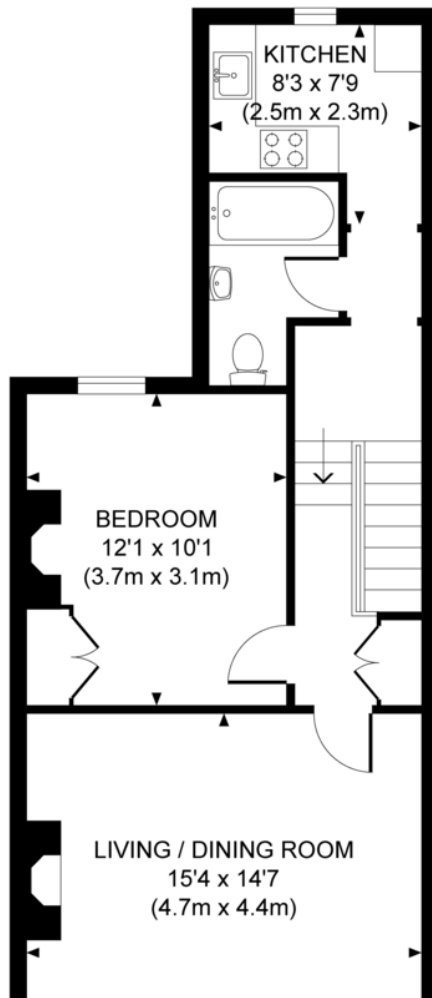
Picture this...

What a perfect home to come and relax in for the weekend...Everything is literally on your doorstep including a wide range of shops, bars, restaurants and many local attractions.

You can really soak up Brighton's cosmopolitan atmosphere as living here so why not take a short walk down to Brighton's famous seafront when you can enjoy the beautiful views and sunsets this City has to offer.



Approximate Gross Internal Area
512 sq ft / 47.6 sq m



Accommodation

TOP FLOOR FLAT

APPROACH VIA GROUND FLOOR
COMMUNAL ENTRANCE

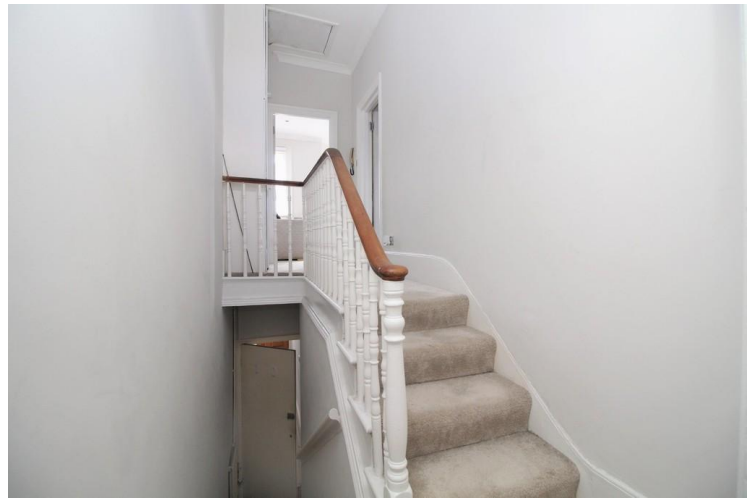
LIVING ROOM / DINING ROOM
15' 5" x 14' 5" (4.7m x 4.4m)

BEDROOM
12' 1" x 10' 2" (3.7m x 3.1m)

KITCHEN
8' 2" x 7' 6" (2.5m x 2.3m)

BATHROOM





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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