

PHILLIPS & STILL

Ditchling Road, Brighton

£225,000



- One bedroom converted flat
- Open plan kitchen/lounge
- Central Brighton Location
- Double bedroom
- Ideal investment or buy to let

To view all our homes: phillipsandstill.co.uk

35b Ditchling Road, Brighton, BN1 4SB



Looking for a place to call your own? Look no further, for I have found, A gem of a property, in Brighton town. A one-bedroom flat, on the second floor, With all the features you could ask for. Located in the Ditchling Road area, It's central, convenient, and sure to please.

Whether you're a first-time buyer, Or an investor looking to acquire, This flat is ideal, for any purpose, With its charm and character, it's worth the purchase.

Imagine waking up to a bright new day, In your own little haven, just a stone's throw away, From all the sights and sounds of the city, You'll feel alive, and oh so pretty. So don't delay, come and see, This wonderful flat, that's waiting for thee. It's a rare find, in a prime location, A true gem, that's worth the admiration.



Picture this...

INSERT TEXT

Accommodation

SECOND FLOOR

ENTRANCE HALL

SITTING ROOM/KITCHEN
14' 5" x 12' 0" (4.39m x 3.66m)

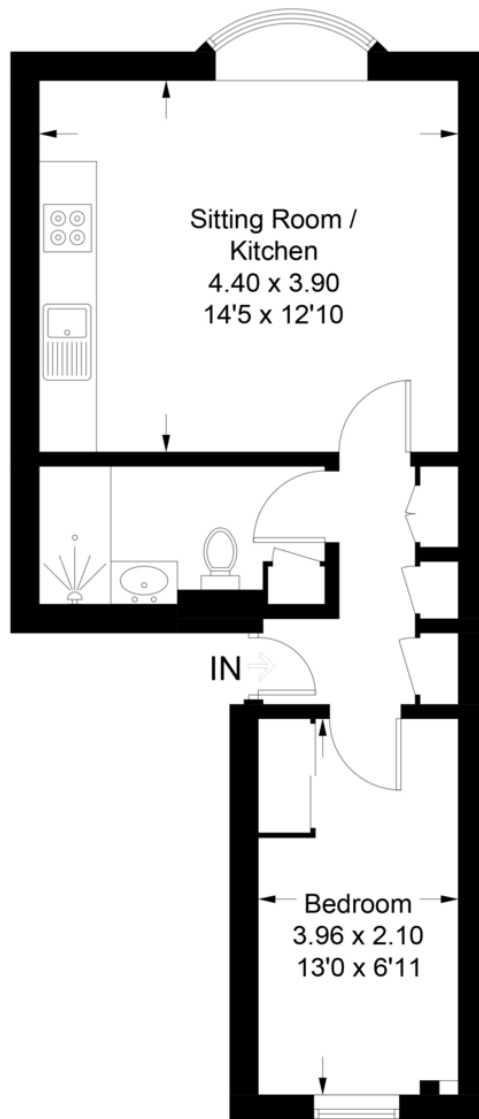
SHOWER ROOM

BEDROOM

13' 0" x 6' 11" (3.96m x 2.11m)

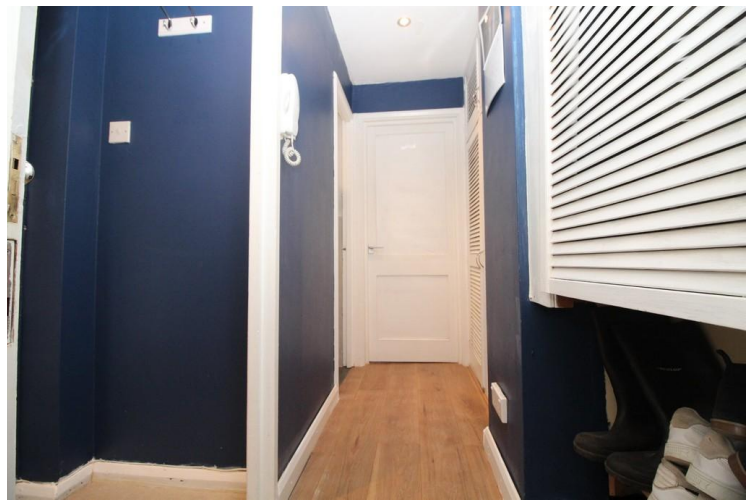
Ditchling Road, Brighton, BN1 4SB

Approximate Gross Internal Area = 35.1 sq m / 378 sq ft



Second Floor





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		
55-68	D		67 D
39-54	E	40 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.

Phillips & Still

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www.phillipsandstill.co.uk