



Ditchling Rise, Brighton, BN1 4QN

welcome to

Ditchling Rise, Brighton

CHAIN FREE!! This is a two storey maisonette forming the top two floors of this period building. The accommodation comprises: three main rooms, kitchen, shower room and wc. Situated close to all amenities including local shops, London Road station, Preston Park and bus services to the city centre.



GUIDE PRICE £200,000-£210,000

Charming chain-free maisonette occupying the second and third floors, offering flexible living space and easy access to transport. The property features a bright lounge with a bay window, a separate kitchen, a double bedroom, and a further reception room that can serve as a home office, or extra living space. A bathroom and a separate WC complete the accommodation. Ideally positioned close to London Road Station, this home is well suited for commuters and buyers seeking practical, adaptable living space.

NOTE - New lease to be granted upon completion to 171 years.



Total floor area 57.0 m² (613 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- TOP FLOOR MAISONETTE
- LOUNGE WITH BAY WINDOW
- SEPARATE KITCHEN
- DOUBLE BEDROOM
- POTENTIALLY 2 RECEPTION ROOMS
- CLOSE TO LONDON ROAD STATION
- CHAIN FREE
- NEW LEASE UPON COMPLETION

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Apr 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£200,000-£210,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106780



Property Ref:
PRP106780 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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