



Approximate net internal area: 540.91 ft² / 50.25 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Total Area Approx 581.25 sq ft

Flat C, 53 Ditchling Road, Brighton, BN1 4SD

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£280,000 Leasehold



Flat C, 53 Ditchling Road, Brighton, BN1 4SD

* 360 Virtual Tour Available on Request * An immaculately presented 2 Bedroom maisonette in a great central location with views over The Level. Situated on the first and second floors of a converted Victorian building. Stunning open plan, dual aspect kitchen/dining/living room on the first floor, 2 double bedroom and family bathroom on the second floor. The property has been completely overhauled by the current owner within the last 6 years, including new kitchen, bathroom and boiler. Central and convenient location a short walk to Brighton mainline station, The North Laines and close to all local amenities.

Communal Hallway

Stairs to flat front door.

Entrance Hall

Entryphone system, built in storage cupboard. Stairs to second floor.

Open Plan Kitchen/Dining/Living Area

Living Room

3.70m x 2.88m (12'1" x 9'5")
Natural wood, double glazed bay window to front with views over looking The Level recreational park. Oak laminate flooring.

Kitchen/Dining Area

3.86m x 3.06m (12'7" x 10'0")
Natural wood, double glazed bay window. Modern fitted kitchen, high gloss units at eye and base level, solid wood worktops over. Built in oven, four ring gas hob with glass splashback and extractor hood over. Stainless steel sink with mixer tap and glass splash back, integrated washing machine, dishwasher and fridge. Space for small dining table and chairs. Oak laminate flooring.

SECOND FLOOR

Landing

Oak laminate flooring, double glazed sash window.

Master Bedroom

3.01m x 2.43m (9'10" x 7'11")
Double glazed sash window with secondary glazing. Views over looking The Level. Laminate Oak flooring.

Bedroom 2

2.52m x 3.65m (8'3" x 11'11")
Double glazed sash windows. Combi boiler. Laminate Oak flooring

Bathroom

Fully tiled, white suite consisting of wash hand basin with under sink cupboard. Bath with mixer tap and shower attachment , glass shower screen, low flush WC with concealed cistern.



- Immaculately Presented 2 Bed Maisonette
- Short Walk to Brighton Station
- Open Plan Kitchen/Dining/Living Room
- Modern Fitted Kitchen with Integrated Appliances
- Views Over The Level
- Bright and Light Accommodation
- Long Lease
- Well Maintained Building
- Air B'n'B Potential
- Great Central Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		66	72
(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	