



Price guide £200,000 Leasehold



57 Ditchling Road, Brighton,
BN1 4SD

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PRICE GUIDE £200,000 - £210,000

A SMART, WELL PRESENTED GROUND FLOOR ONE DOUBLE BEDROOM CONVERTED BALCONY FLAT with a modern kitchen and bathroom located close to independent shops, cafés, restaurants, parks and Brighton station. Exclusive to Maslen Estate Agents. Energy Rating: B81.



Front door to:**Hallway:**

Wood flooring, Radiator, understairs storage with space and plumbing for washing machine.

Lounge:

Sash windows to front overlooking the park, radiator

Bedroom:

Double glazed double doors to balcony, radiator, wood floors, door to:

Bathroom:

Paneled bath with concealed tap and mains fed shower over, sink with storage below and mixer tap, part-tiled walls.

Separate WC:

WC, wall-mounted wash hand basin with mixer tap, wood floors.

Kitchen:

Comprising range of wall, base & drawer units with rolled edge worksurfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4-burner gas hob with oven below and stainless steel cooker hood over, space for fridge-freezer, sash window to rear, 'metro' style part-tiled walls.

Balcony:**Total Approx. Floorspace:**

358 SqFt. / 33.3 SqM.

Parking Zone:

Parking zone Y

Pay & display bays operate 9am to 6pm Monday to Sunday including Bank Holidays. Permit bays and shared permit and pay & display permits operate 9am to 8pm Monday to Sunday. Always check the street signs before you park.

There is a waiting list for residential parking permits in this zone.

Visitor permit cost: £4.50, valid for one calendar day (residents permitted 25 a year).

Resident parking permit for non-diesel, normal emission vehicles producing between 111g/km - 165g/km CO2 cost: £130 annual, £45 for 3 months.

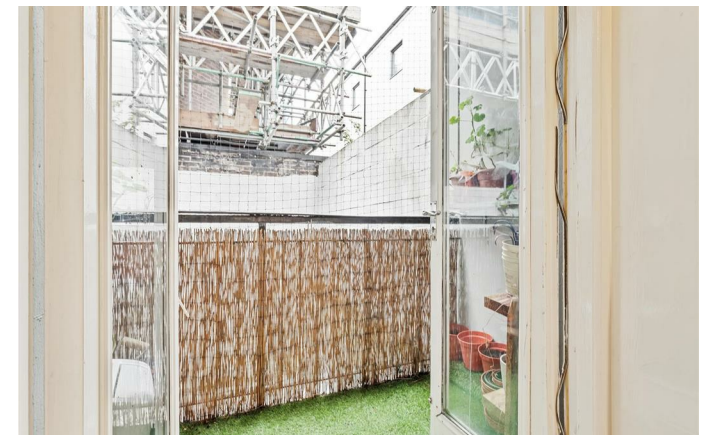
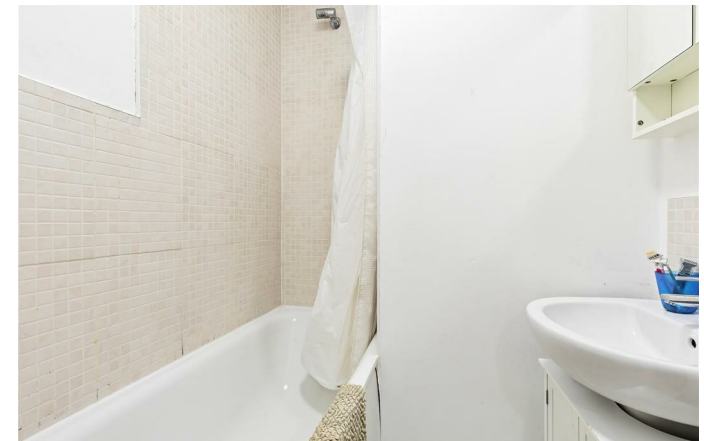
Non-diesel, low emission vehicles producing 110g/km or less CO2 cost: £65 annual, £22.50 for 3 months.

Diesel or high emission vehicles producing 166g/km or more CO2 cost: £163 annual, £57 for 3 months.

Council Tax:

Band 'A'

V1







A row of three-story houses. The first house on the left is light grey with a dark grey roof and a red door. The second house is also light grey with a red door. The third house is light blue with a white door. All houses have white window frames and some have bay windows. A small purple sign with a yellow circle is visible in front of the second house.

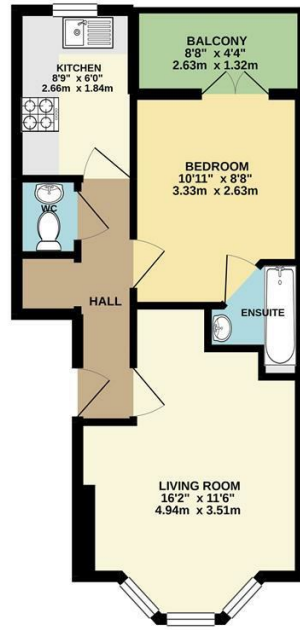
A light blue building with a sign that says "HAT & BALL". There are other signs and a yellow truck with a crane in the background.

A white car and a yellow truck with a crane are on the road. Two people are walking on the sidewalk.

A grey car is parked on the street to the right of the houses.



FIRST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 358 sq.ft. (33.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order. Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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