

Sawyer&Co.
sales & lettings

Ditchling Rise, Brighton

East Sussex

Guide Price £250,000 – £270,000



Ditchling Rise, Brighton

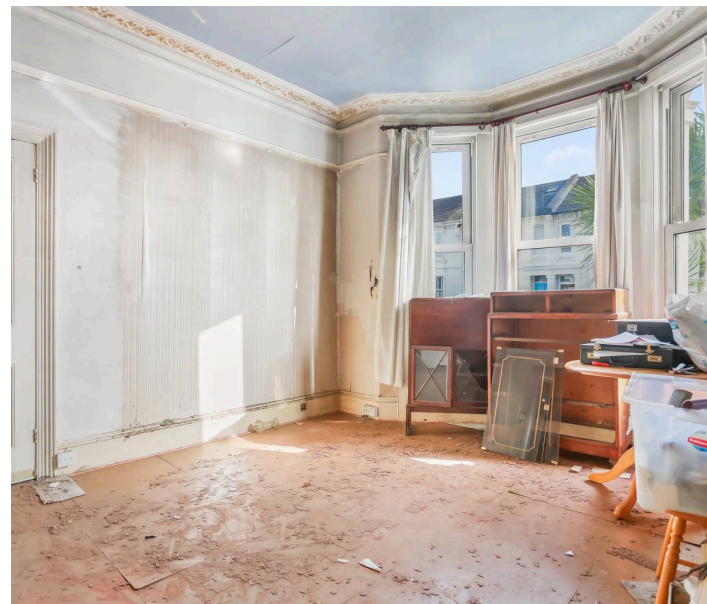
Wonderfully situated in the popular Preston Park area near London Road Train Station, a spacious RAISED GROUND FLOOR ONE BEDROOM APARTMENT with a LARGE REAR GARDEN. Sold with NO ONWARD CHAIN.

Set within a period property in a highly sought-after location, this one-bedroom apartment offers excellent potential. Bright and spacious with high ceilings and characterful period features, the living room enjoys a bay window that floods the space with natural light. The kitchen is positioned at the rear of the property and provides direct access to the garden. A well-proportioned bedroom and a bathroom complete the accommodation.

Outside, the generous rear garden presents a wonderful opportunity to create a peaceful urban oasis. Requiring complete refurbishment throughout, this apartment offers fantastic scope for buyers to renovate and add value.

The Local Area

Situated within easy walking distance to the local shops of Beaconsfield Road, the bustling restaurants and cafes of London Road and Preston Circus, and Brighton City Open Market are all nearby. Brighton's famous North Laine area is within walking distance, offering a wealth of independent shops, cafes, bars and restaurants, while nearby Western Road, North Street, and Churchill Square Mall offer a variety of high street stores.





The green open spaces of Preston Park, with its tennis courts, Manor house and cafe, are only a short walk from your door, and London Road provides easy access to the South Downs and Devil's Dyke. Regular bus services travel into the centre of Brighton and Hove, down to the seafront, as well as out of town, and whilst London Road train station is a two-minute walk from your door, Brighton station, with its convenient mainline commuter links, is under a mile away.

Further Information

Ditchling Rise is situated in parking zone J, and this apartment is in council tax band A, which is currently charged at £1,637.19 for 2025/26.

EPC rating - D

Council Tax - A

Parking - J

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

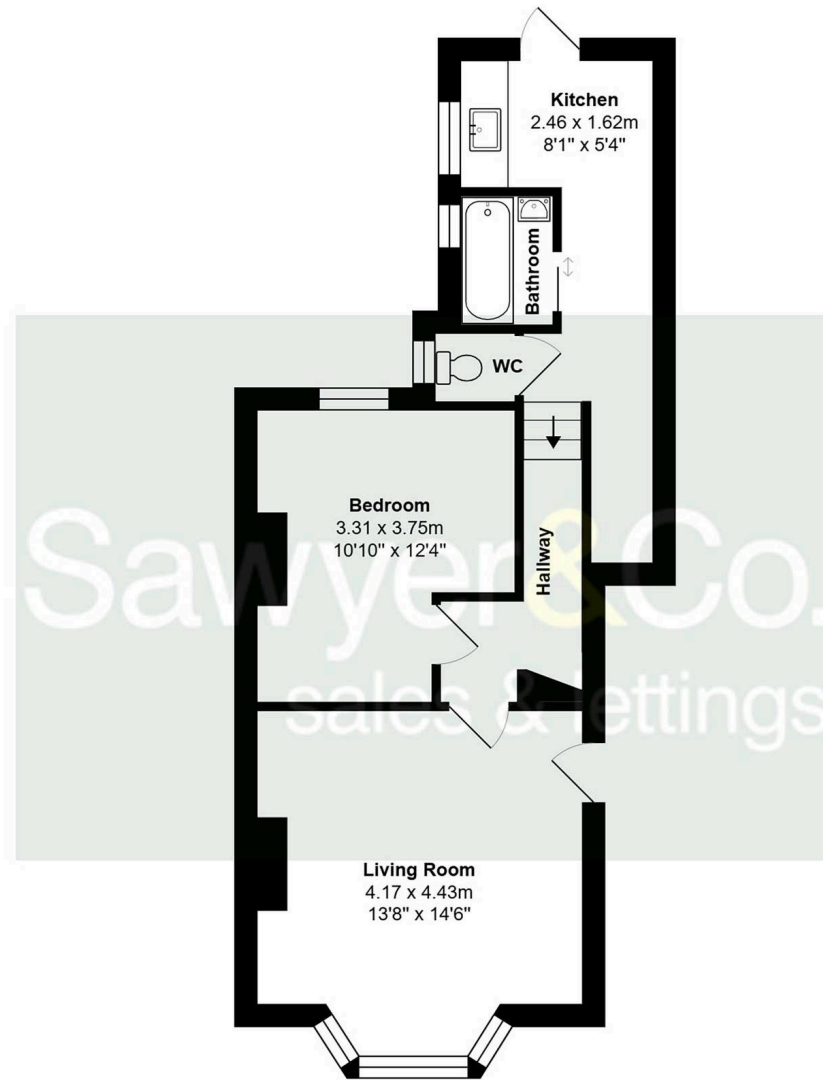
Tenure: Share of Freehold

Unexpired term on lease - 948 years

Service Charge - Adhoc

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 46.2 m² ... 498 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.