



Ditchling Road, Brighton, BN1 4SD
Offers In Excess Of £285,000

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A charming two-bedroom maisonette, forming part of an attractive period building on Ditchling Road. Boasting an open-plan living space, modern kitchen, and two double bedrooms, it's ideally located just half a mile from Brighton Station.

Forming part of an attractive period building on the sought-after Ditchling Road, this stylish two-bedroom maisonette presents an exceptional opportunity for buyers seeking a centrally located home with modern comforts. Spanning the first and second floors, this property offers a well-designed layout, perfect for contemporary living, all within a generous 518 sq ft.

Upon entering, you are greeted by an inviting open-plan living space, which seamlessly incorporates a modern fitted kitchen. This bright and airy area is the heart of the home, providing a versatile environment for relaxation, dining, and entertaining. The kitchen itself is thoughtfully designed with sleek cabinetry, ample worktop space, and integrated appliances, ensuring both functionality and aesthetic appeal. It is a perfect setting for preparing meals whilst remaining connected with guests or family in the living area.

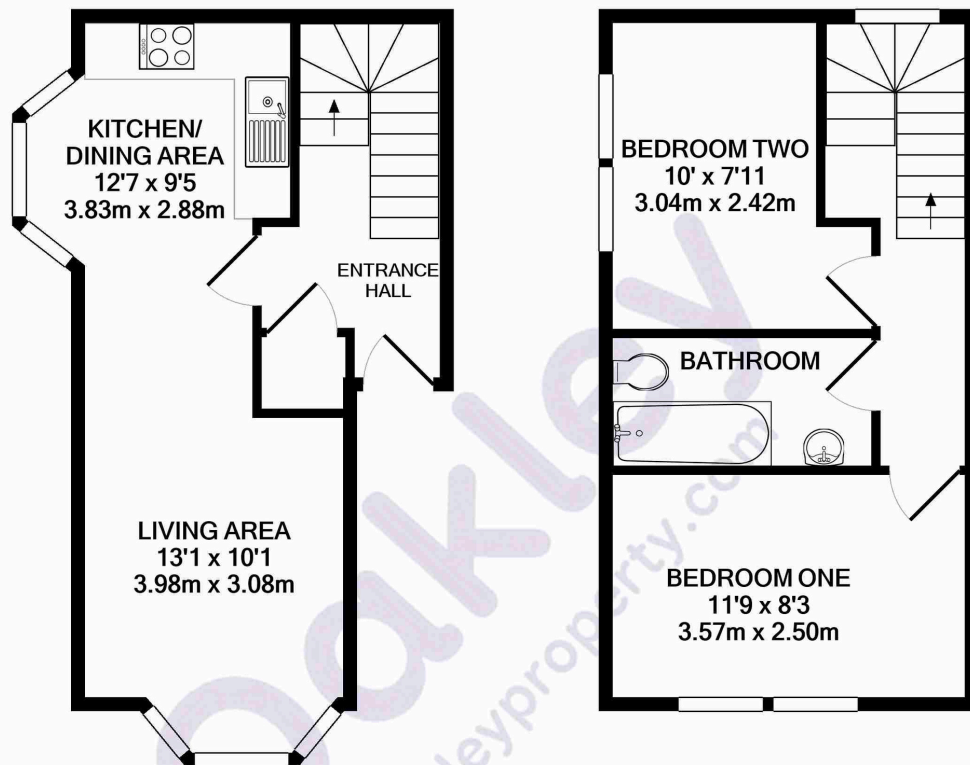
The maisonette features two comfortable double bedrooms, offering peaceful retreats at the end of the day. Each bedroom is well-proportioned, providing sufficient space for furniture and personal touches, making them ideal for residents or guests. The property also benefits from a modern bathroom, finished to a high standard with contemporary fixtures and fittings, providing a serene space for daily routines.

Comfort is assured year-round with gas central heating installed throughout the property, ensuring a warm and inviting atmosphere regardless of the season. The thoughtful layout maximises every inch of the 518 sq ft, creating a sense of spaciousness and practicality.

One of the most compelling aspects of this property is its central location on Ditchling Road. Residents will benefit from excellent access to a wide array of local amenities, including independent shops, cafes, restaurants, and vibrant cultural attractions that Brighton is renowned for. Furthermore, for commuters or those who enjoy exploring beyond the city, Brighton Station is conveniently located just half a mile away, offering direct links to London and other major destinations.

This maisonette represents an ideal purchase for first-time buyers, young professionals, or investors looking for a well-appointed property in a prime Brighton location. Its blend of period charm and modern interiors, coupled with its enviable proximity to transport links and city amenities, makes it a truly desirable home.





FIRST FLOOR

SECOND FLOOR



DITCHLING ROAD, BRIGHTON BN1 4SD
TOTAL APPROX. FLOOR AREA 581 SQ.FT. (54.0 SQ.M.)
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Agents Notes

Tenure Leasehold
Approx 166 Years Remaining On The Lease
Service Charge Approx £580 Per Annum
Ground Rent N/A
Council Tax Band B

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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