

LEASEHOLD



Apartment (EPC Rating: D)

GROUND FLOOR FLAT, 64 DITCHLING RISE, BRIGHTON, BN1 4QP

Guide Price

£280,000

ASTON VAUGHAN
Sales and Lettings



1 Bedroom Apartment located in Brighton

** GUIDE PRICE £280,000 - £300,000 **

Nestled within an elegant Victorian property on the charming Ditchling Rise, this immaculate one-bedroom apartment occupies the raised ground floor, boasting a seamless blend of historical charm and contemporary comfort. Having undergone a comprehensive refurbishment, the residence exudes sophistication and quality at every turn. Its superb central location offers convenient access to amenities and transportation hubs, ensuring a lifestyle of utmost convenience. Furthermore, this chain-free property presents a hassle-free opportunity for prospective buyers seeking refined urban living.

Introduction:

Immaculately presented, this property has been completely renovated and the outside of the building has also been redecorated. The central location is ideal for anyone wanting to access Brighton city centre on foot or by bus, and Brighton station is only a fifteen-minute walk.

As you approach the property you will notice the attractive exterior, freshly painted, with a wrought iron balustrade and steps leading to the front door. Once inside, you find yourself in a smart communal entrance hall which has also just been decorated. Inside the flat, the living room is at the front, with a three-sash bay window overlooking the street. Being on the raised ground floor, there are high ceilings and decorative cornices. There is an exposed brick opening and a hearth in the fireplace and the chimney has been swept which means that a stove could be installed here if desired. There is a brand new carpet and the colour scheme of contemporary neutral tones continues to the other rooms. The bedroom, also newly carpeted, is a lovely quiet room which has an outlook over the rear gardens and another fireplace which is open with exposed brick. An internal high-level window lets additional light from this south-facing room into the hall. The long hall, with a useful storage cupboard, leads to the immaculate new bathroom and then to the kitchen, both of which have underfloor heating. The bathroom has a white suite with an Aqualisa thermostatic, dual-head shower, over the bath. The stunning Wren kitchen has new appliances, including an induction hob, a Bosch electric oven and an integrated fridge. There is space for an integrated washing machine. The new Alpha E-TEC PLUS 28 gas combination boiler is located in

one of the kitchen cupboards and comes with a warranty.

This beautiful flat is ready and waiting for its new owner. In addition to all the cosmetic improvements, the property has been extensively rewired with a new consumer unit and has new fire doors and door furniture. The living room has a bay window, with sashes, in keeping with the original style of the property and all the remaining windows are double-glazed for improved insulation.

Ditchling Rise is a short stroll from Preston Park, which has large open spaces, tennis courts, a velodrome and two places to grab a coffee and a bite to eat - the Rotunda Café or the Chalet Café. The Duke of York's Picturehouse, Brighton's much-loved independent cinema, is moments away at Preston Circus, screening a huge variety of films throughout the week. A short stroll down London Road will bring you to the vibrant Open Market which is home to independent shops, artist's studios and plaza traders with stalls selling handmade arts and crafts, delicious food and much more. There are great local pubs and restaurants including the Open House, Signalman, Jolly Brewer, Preston Park Tavern and the Roundhill, all close by, to name but a few! The Roundhill is notable as it has an entirely vegan kitchen, serving award-winning plant-based meals. The property is ideally located for commuters, as Brighton Mainline station is a short walk away with direct services to London Bridge and Victoria, which arrive in London in less than an hour. Even closer is London Road station with services to Lewes and beyond. Several bus routes run close by including the 5, 5A and 5B which will take you straight into town.





RAISED GROUND FLOOR
453 sq. ft. (42.1 sq. m.) approx.

DITCHLING ROSE

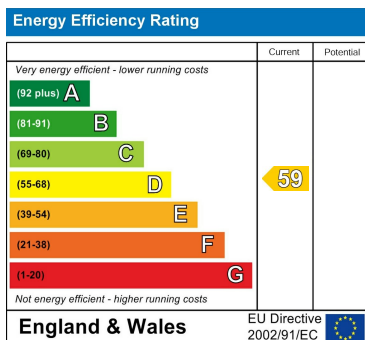
TOTAL FLOOR AREA : 453 sq. ft. (42.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

D

Energy Performance Graph



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