



**Flat 5**

**50 Ditchling Rise, Brighton, East Sussex, BN1 4QP**

**MARCHANTS**

# Flat 5, 50 Ditchling Rise

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A unique opportunity to acquire a ground floor flat with share of freehold, plus having the benefit of an attached garage in a City centre location. The flat has been partially updated but offers scope for further updates and reconfiguration of the accommodation. Features include gas central heating from a combi boiler and two bay windows which have replacement PVCu double glazing.

**OIRO £250,000**

**MARCHANTS**

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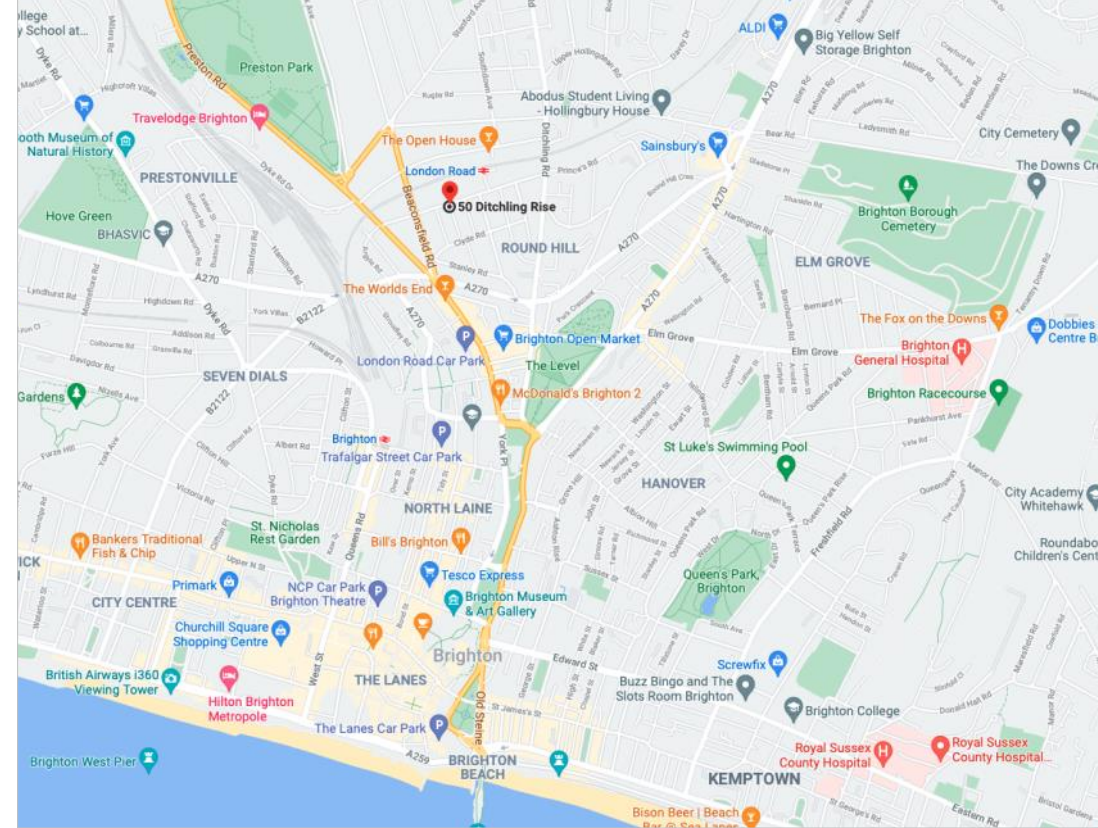


# Features

- Ground Floor Flat
- Garage
- Five Rooms
- Share of Freehold
- Close to Station
- Close to Shops/Pubs
- 0.4 miles to Preston Park
- No Onward Chain



**The Rose Garden at Preston Park, Brighton.**  
**Only 0.4 miles (approximately 8 minutes walk) from the property.**



## Location

Ditchling rise is a popular residential location situated between Beaconsfield Road and Ditchling Road just off Preston Circus and with the bustling London Road shopping thoroughfare with its pubs, cinemas, restaurants and major shopping being less than five minutes' walk away. Number 50 is situated on the corner with Gerard Street within 100 metres of the London Road Railway Station and the popular Signalman Public House.

- London Road Train Station (0.1 miles)
- London Road Shops and Cafes (0.2 miles)
- Brighton Beach (1.6 miles)
- A23 & A27 (3 miles)
- Gatwick Airport (26.6 miles)

## Accommodation

Two narrow concrete areas at the front enclosed by low wall.

**Hallway** Built in storage shelving.

**Room 1** Bay window, outlook to the front.

**Bathroom** En suite to Room 1.

**Room 2** Bay window, outlook to the front . Door to Garage.

**Room 3** Window with outlook to patio.

**Kitchen**

**Attached garage** Door to Patio.

Outside **Patio** at the rear (size of a balcony)



## Additional Information

We understand from our clients that Building Regulation permission has been granted for the following:

- Two skylights over bathroom & kitchen (These rooms can be reversed with an obscure window).
- New door from room 3 to rear patio.
- Polycarb covered conservatory over rear patio.
- Renewal of garage door & up'n'over mechanism.

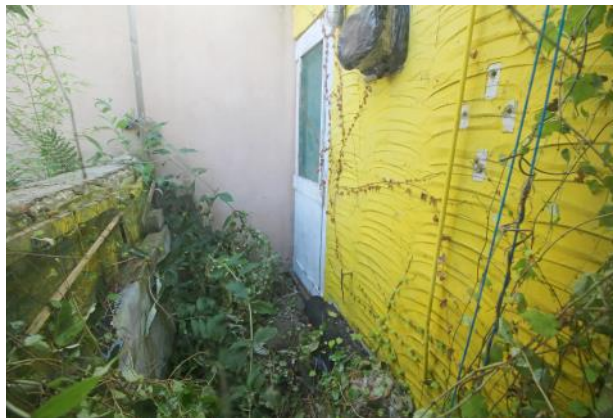
**Maintenance:** Flat 5 has 30.25% share of the total maintenance cost equalling £665.50 for the year 2020/2021.

**Lease Information:** 95 Years remaining

**N.B.** The current lease requires permission from the freeholders to let out the flat.







**Council Tax Band: B   £1,597.73 (2021 - 2022)**

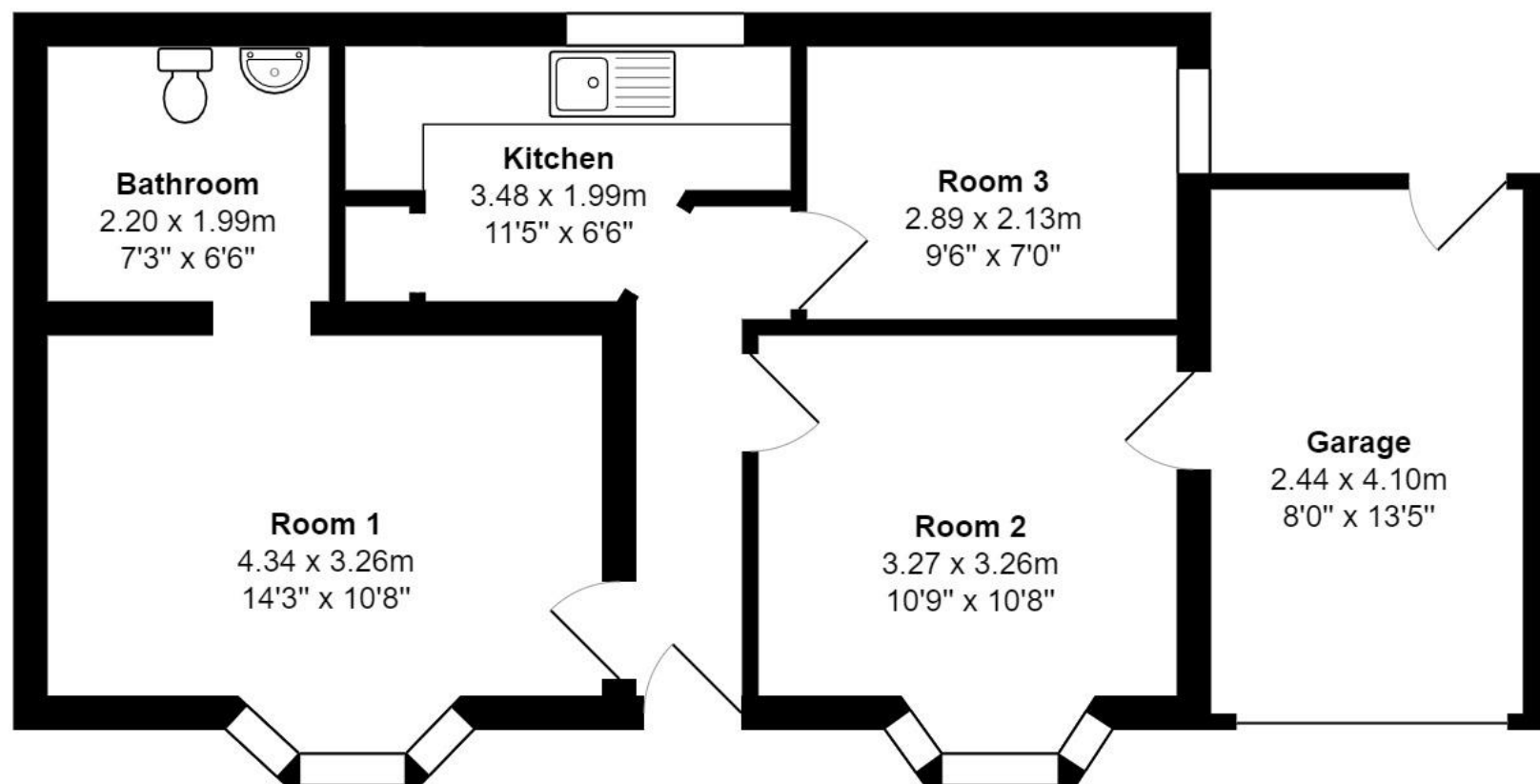
**Energy Efficiency Rating: E**

**Viewing: BY ARRANGEMENT WITH MARCHANTS**



**PLEASE NOTE** These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.  
**4068/PG/BAG/MMXXI0929**

# Floorplan



Total Area: 47.0 m<sup>2</sup> ... 506 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

Floorplan produced by **Daisepc**

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