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Ground Floor Flat, 303 Ditchling Road

Brighton, BN1 6JJ

Price Guide £425,000

Guide Price £425,000 - £450,000

A NEWLY REFURBISHED two bedroom GROUND FLOOR GARDEN FLAT offered for sale with IMMEDIATE VACANT POSSESSION and NO CHAIN just North of the popular Fiveways.

Having been subject to extensive refurbishment throughout by the current owners, accommodation is accessed through a well maintained communal hallway, with its front door that opens into its entrance hall. Sitting at the front of the flat, is a spacious bay fronted double bedroom whilst the second double bedroom sits behind and enjoys exclusive access out into an enclosed pebbled courtyard.

A spacious and newly fitted bathroom/WC has an open-ended bath with a fitted shower above and a window to the side. Sitting at the rear of the flat is an open plan living room / kitchen, with the living room having a pretty cast iron fireplace and double glazed bi-folding doors that both overlook and allow access out into the South facing rear garden.

A newly fitted kitchen is flooded with light from both a full length window to the rear and the three Velux windows above it. There is butler sink, and a wealth of storage complemented by integrated appliances which include its oven, hob, extractor hood, washing machine, fridge/freezer and dishwasher.

To the front is a landscaped garden whilst at the rear is a South facing walled garden that has a paved terrace leading onto a lawned garden and gated rear access.

Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.

- Lease 151 years remaining
- Ground Rent £50 per annum
- Service Charge £ 818 Per half year (TBC)
- Council Tax Band B



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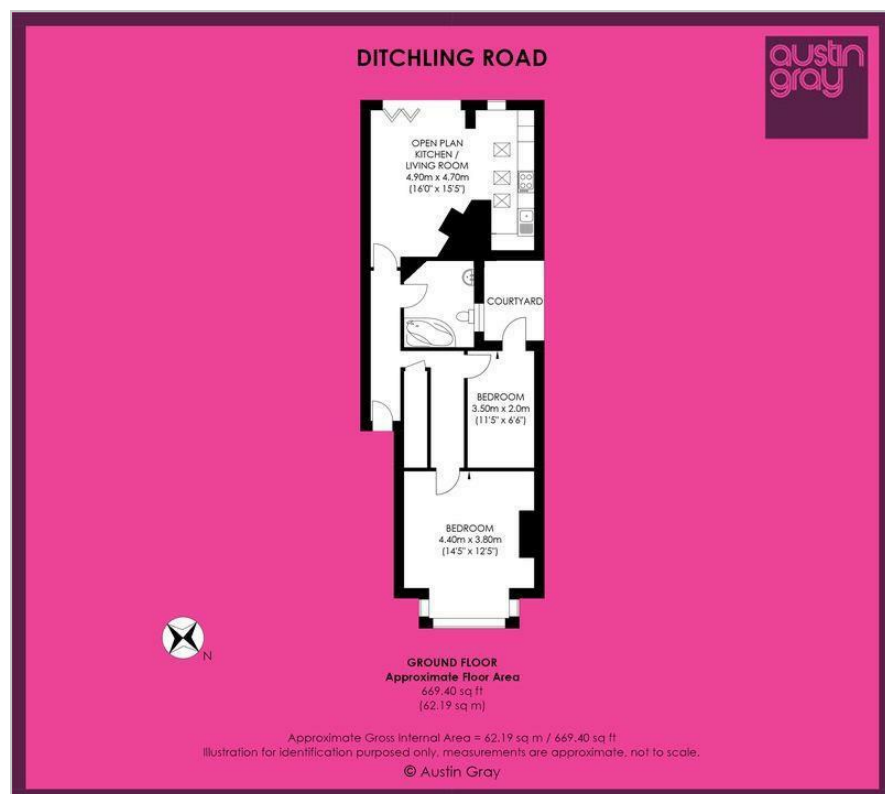


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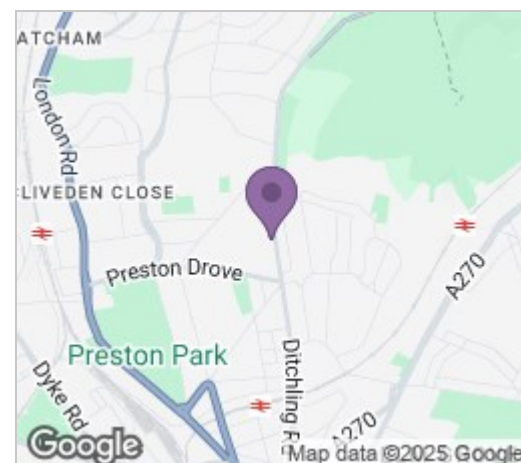


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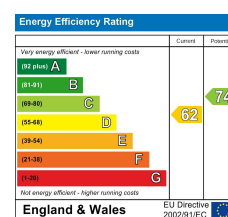
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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