PHILLIPS & STILL

Ditchling Rise, Brighton

£280,000





- **A Bright, Spacious & Very Well Presented Split-Level First Floor Converted Flat**
- **Two Bedrooms**
- **Redecorated Throughout & Double Glazed**
- **South Facing Lounge / Diner & Separate Kitchen**
- **Sought After Preston Circus / Park Location With No Onward Chain**

Ditchling Rise, Brighton, BN1 4QN



This extremely bright, spacious and very well presented first floor conversion is located in a popular road of Preston Park with Beaconsfield Road at the very bottom so you are within walking distance of a huge array of amenities including boutique & convenience shops, cafes, bakeries, supermarkets, gyms, beauty parlours, coffee shops, pubs and restaurants. Both Blakers and Preston Park are nearby for your leisure and for any commuters, you have the choice of three mainline railway stations all within easy reach: London Road 3 minutes' walk from your front, Brighton & Preston Park stations with direct commuter links with London and Gatwick.

A private raised ground floor entrance takes you into the flat with stairs rising to the first floor. Accommodation comprises of a separate kitchen to the rear, refitted shower room, the first of two bedrooms which is an impressive double with a peaceful rear outlook, a wonderfully sunny and bright bay fronted lounge / diner and second bedroom overlooking the front. As the building is positioned at the end of Winchester Street, the front benefits from an unencumbered Southerly aspect which is the reason it is so light.

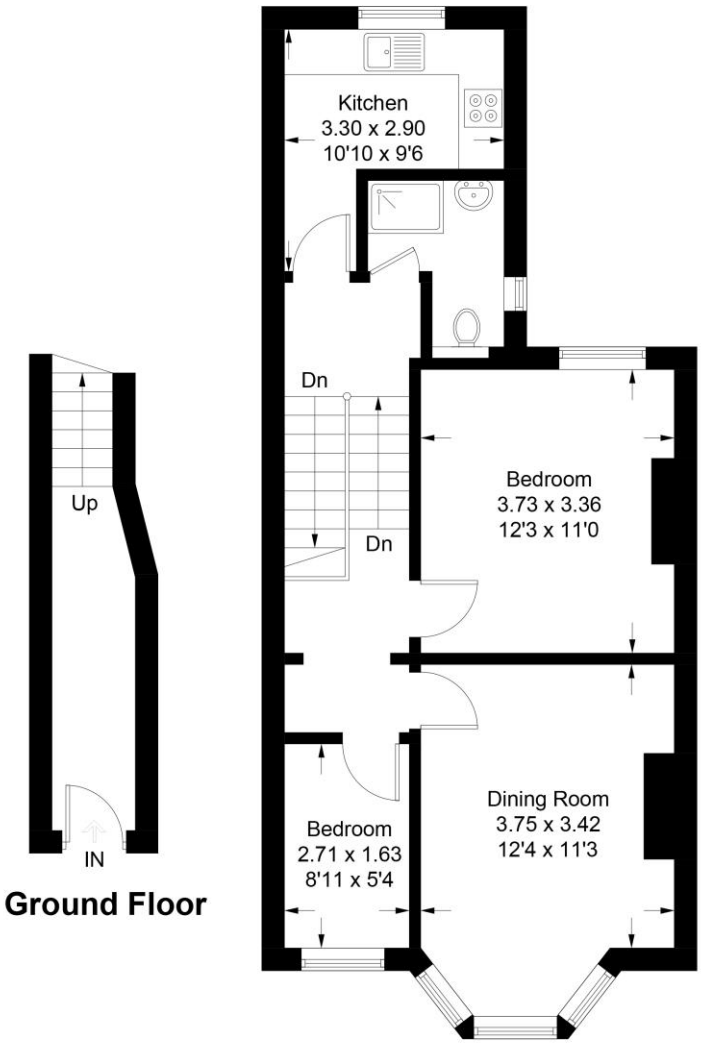
The flat has new carpets and flooring, double glazing, a recently fitted boiler and has been beautifully redecorated throughout allowing for an immediate move in. It is also being sold with no onward chain so ideal for first time buyers, investors and second / holiday home owners alike!





Ditchling Rise Brighton, BN1 4QN

Approximate Gross Internal Area = 60.3 sq m / 649 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

Accommodation

PRIVATE RAISED GROUND FLOOR ENTRANCE

Front door with stairs rising to:

FIRST FLOOR

SEPARATE KITCHEN
10' 10" x 9' 6" (3.3m x 2.9m)

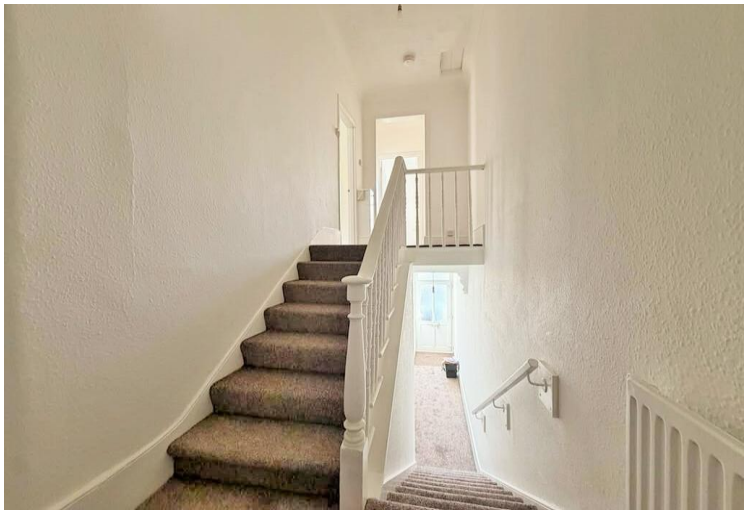
REFITTED SHOWER ROOM

SPLIT LEVEL LANDING

BEDROOM ONE
12' 3" x 11' 0" (3.73m x 3.35m)

BAY FRONTED LOUNGE / DINER
12' 4" x 11' 3" (3.76m x 3.43m)

BEDROOM TWO
8' 11" x 5' 4" (2.72m x 1.63m)





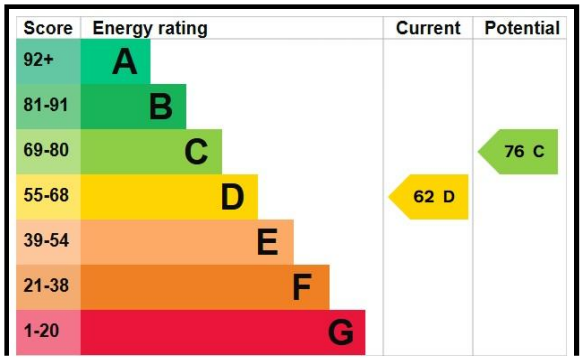




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
http://list.english-heritage.org.uk

Directions

For directions to this property please contact us.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk