



327a Ditchling Road, Brighton BN1 7JG

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

Communal Entrance Hall * Living Room with bay window to front
 Double Bedroom * Inner Hallway/Dining Area * Kitchen
 Breakfast Room * Bathroom with white suite
 Gas Central Heating * Lovely west rear garden
 Excellent decorative order * **New 125 year Lease**

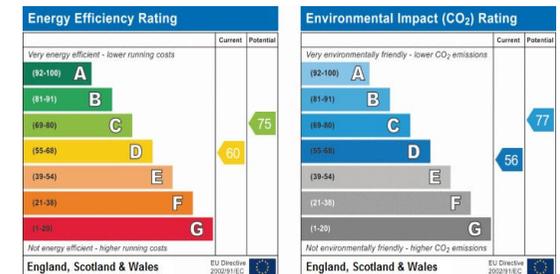
IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT

This lovely ground floor flat forms part of this attractive two storey Edwardian terraced property. The flat offers spacious accommodation and the east/west aspect giving providing a light and airy feel with neutral colour decoration. There is gas fired central heating from a combination boiler and outside there is a most attractive and level west facing rear garden.

The property is located just to the north of 'Fiveways' where there is excellent local shopping together with a Post Office and Co Op. There is easy access to the A23 to Gatwick and London, Preston Park mainline railway station being within easy reach. Brighton City centre and the Seafront with its fine range of shopping and recreational facilities being less than two miles distant.

Price £269,950

Council Tax Band A
 New 125 year Lease
 Ground rent £150 pa
 Maintenance 50% of costs



TOTAL APPROX. FLOOR AREA 52.3 SQ.M. (562 SQ.FT.)
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www.beaumontsresidential.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.