



12, Ditchling Court, Brighton, BN1 6JA

**Spencer  
& Leigh**

12, Ditchling Court,  
Brighton, BN1 6JA

£995 Per Calendar Month -

- Contemporary studio flat
- Located on the second floor (top)
- Separate modern fitted kitchen with appliances
- High specification bathroom suite
- Double glazed windows
- Electric heating
- Glorious distant views
- Available mid-September, unfurnished
- Communal off road parking
- Located in a small private road

A cracking studio apartment offered to let in a neutral internal condition. Situated on the top floor of Ditchling Court, the apartment has beautiful distant views, electric heating, double glazed windows and the benefit of communal off road parking. The main studio room is of a generous proportion and could be arranged with separate zoned areas dedicated to living and sleeping. There is a separate fitted kitchen with appliances and a modern bathroom suite. The apartment provides an attractive prospect for either a single person or couple. Internal viewing is well worthwhile. Available from mid-September on an unfurnished basis. Both London Road and Fiveways which host many shops, cafe's and bars are within walking distance. Preston Park and Brighton railway station are also accessible. Viewing is recommended. COUNCIL TAX - BAND A.



Entrance Hall

Living Room  
15'2" x 11'2"

Kitchen  
9'3" x 6'5"

Shower Room

Property Information

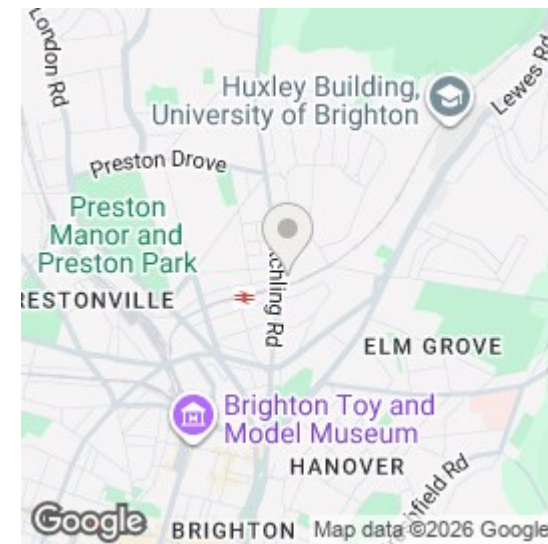
Council Tax Band A: £1,719.63 2026/2027

Utilities: Mains electric, water and sewerage. No gas

Parking: Communal off road parking and on street permit parking, zone J

Broadband: Standard 6 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Mobile: Good coverage (OFCOM checker)



Council:- BHCC  
Council Tax Band:- A

Energy Efficiency Rating

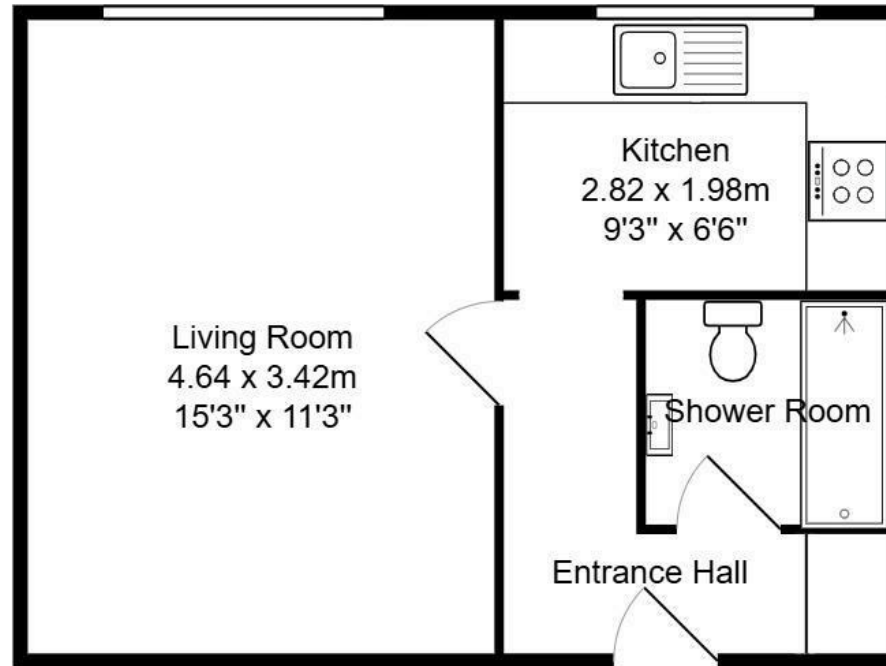
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)





Area: 30.0 m<sup>2</sup> ... 323 ft<sup>2</sup>

All measurements are approximate and for display purposes only.