



The Garden Flat, 123 Ditchling Road, Brighton, BN1 4SE

Exceptional Victorian garden apartment with private entrance, parking for two and a detached garden studio.

Set within an elegant period building on Ditchling Road, this beautifully presented two-bedroom home offers a rare "house-like" feel in central Brighton. The property combines character with modern finishes and has been thoughtfully improved by the current owners.

A real highlight is the private west-facing landscaped garden, complete with a large decked area and a cedar-clad studio, ideal as a home office or gym. With bi-fold doors, spacious rooms, and off-street parking for two vehicles, this is a unique and versatile home offered chain-free.

Guide price £625,000

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- Private entrance
- Share of freehold
- Spacious two-bedroom layout
- Chain-free
- Parking for two vehicles
- Detached garden studio / office
- En-suite and modern bathroom
- West-facing garden with decked area
- Bi-fold doors to garden
- Separate utility area

Entrance Lobby

Entrance lobby with partially glazed front door, coat hanging space, cat flap, radiator and wooden flooring.

Open Plan Kitchen

15'5" x 6'9" (4.71m x 2.06)

A well-presented open plan kitchen featuring a double glazed window to the side and an additional high-level window within a vaulted ceiling, allowing for excellent natural light. Fitted kitchen comprising integrated dishwasher, double oven, copper sink with mixer tap, solid wood work surfaces, four-ring induction hob, tiled splashback, and a range of wall and floor mounted units. Separate alcove for fridge and freezer. Radiator, wooden flooring, ceiling downlighters, decorative lighting and shelving.

Utility Area

6'9" x 5'1" (2.07m x 1.55m)

Utility area with base units and plumbing for a washing machine. Double glazed window to the front, wall-mounted Vaillant gas boiler, ceiling downlighters, electricity consumer unit and wooden flooring.

Bathroom

6'9" x 6'6" (2.07m x 2m)

Modern family bathroom fitted with a white suite and benefiting from double aspect frosted windows. Bath with mixer tap, rain-style shower and separate handheld attachment, low level WC with hidden cistern push button flush, wash basin with mixer tap, radiator, tiled walls, extractor fan and limestone tiled under floor heating.

Bedroom One

15'10" x 15'9" (4.85m x 4.81m)

Spacious principal bedroom featuring a bay window with double glazed units overlooking Ditchling Road. Cove ceiling, radiator, solid wood flooring and two deep built-in storage cupboards/wardrobes.

Bedroom Two

11'3" x 8'8" (3.43m x 2.65m)

Westerly aspect bedroom with double glazed door leading out to the rear decked terrace and garden. Radiator, part coved ceiling, solid wood flooring and access to the en-suite wet room.

En-Suite

4'11" x 2'11" (1.5m x 0.91m)

En-suite wet room with double glazed window to the rear. Features include a large rain-style shower, tiled walls and flooring, low level WC with concealed cistern, wash basin with mixer tap, ceiling downlighters and extractor fan.

Living Room

16'0" x 15'11" (4.88m x 4.87m)

Bright and spacious living room featuring a coved ceiling, radiator, solid wood flooring and striking bi-fold doors opening onto the rear decked seating area, seamlessly blending the indoor and outdoor space to create an ideal area for relaxing and entertaining.

Rear Garden

32'9" x 30'11" (10m x 9.43m)

Generous and secluded west-facing garden enjoying a sunny aspect. Features include a raised decked seating area with wooden steps leading down to a lawn and granite paved area. Enclosed by wall and fence

boundaries, with storage cupboard beneath the decking, a large shed with bike storage, and a variety of planted areas. Leads to the home office/gym.

Garden office/Studio

15'2" x 8'11" (4.64m x 2.74m)

Versatile garden room currently used as a home office and gym. A fantastic space with bi-fold doors, ceiling downlighters, light and power, and wood laminate flooring.

Drive

26'9" x 8'8" (8.16m x 2.65m)

Private block paved driveway providing off-road parking for two vehicles. Gated side access leading to the garden, with pathways to both the front and rear entrances.

Other Information

Tenure: Leasehold - Share of freehold

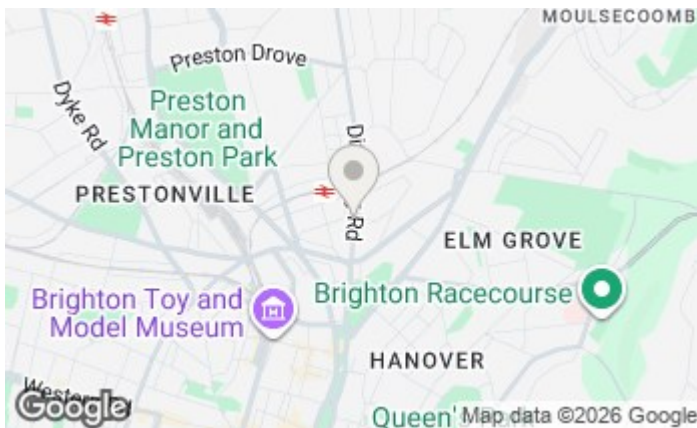
Lease: Remainder of a 999 year lease

Service Charge: 25% Liability

Ground Rent: Peppercorn

Council Tax: Band B - Brighton & Hove City Council

Parking: Private Driveway for 2 cars and Parking Zone J

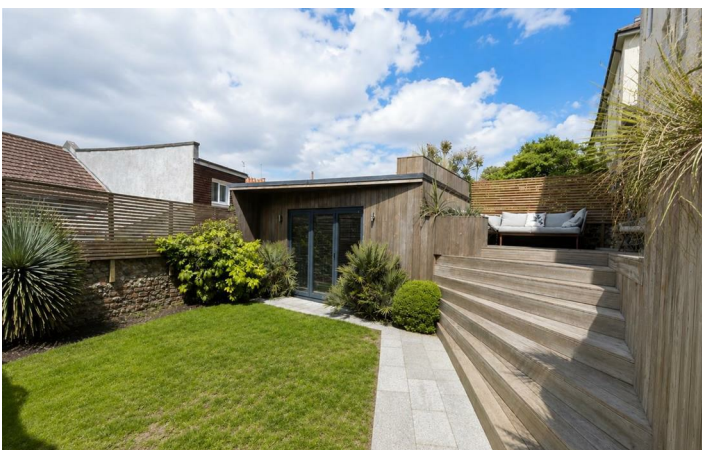
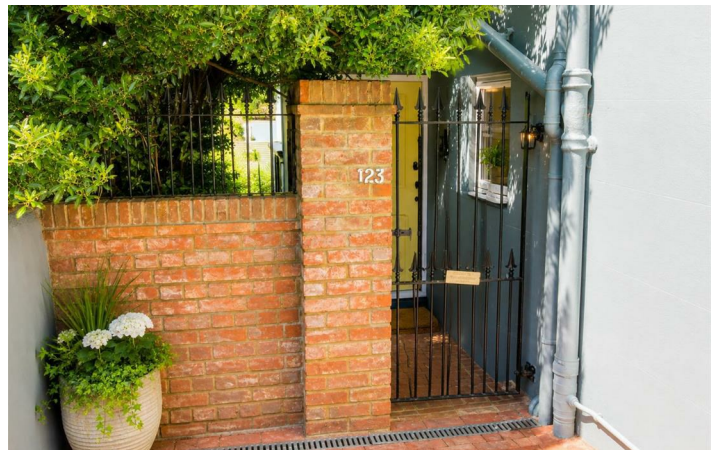


Directions

From Brighton Station, proceed west towards Stroudley Road and continue via Billinton Way. At the roundabout, take the second exit onto Stroudley Road before turning left onto Fleet Street/A270. Continue onto New England Street and then turn right onto New England Road/A270, following the A270 towards the city centre. Bear slightly left onto Viaduct Road/A23/A270, following signs for the Town Centre, Seafront and London Road. Turn left onto Ditchling Road, where the property can be found on the left-hand side.

01273 28 68 98

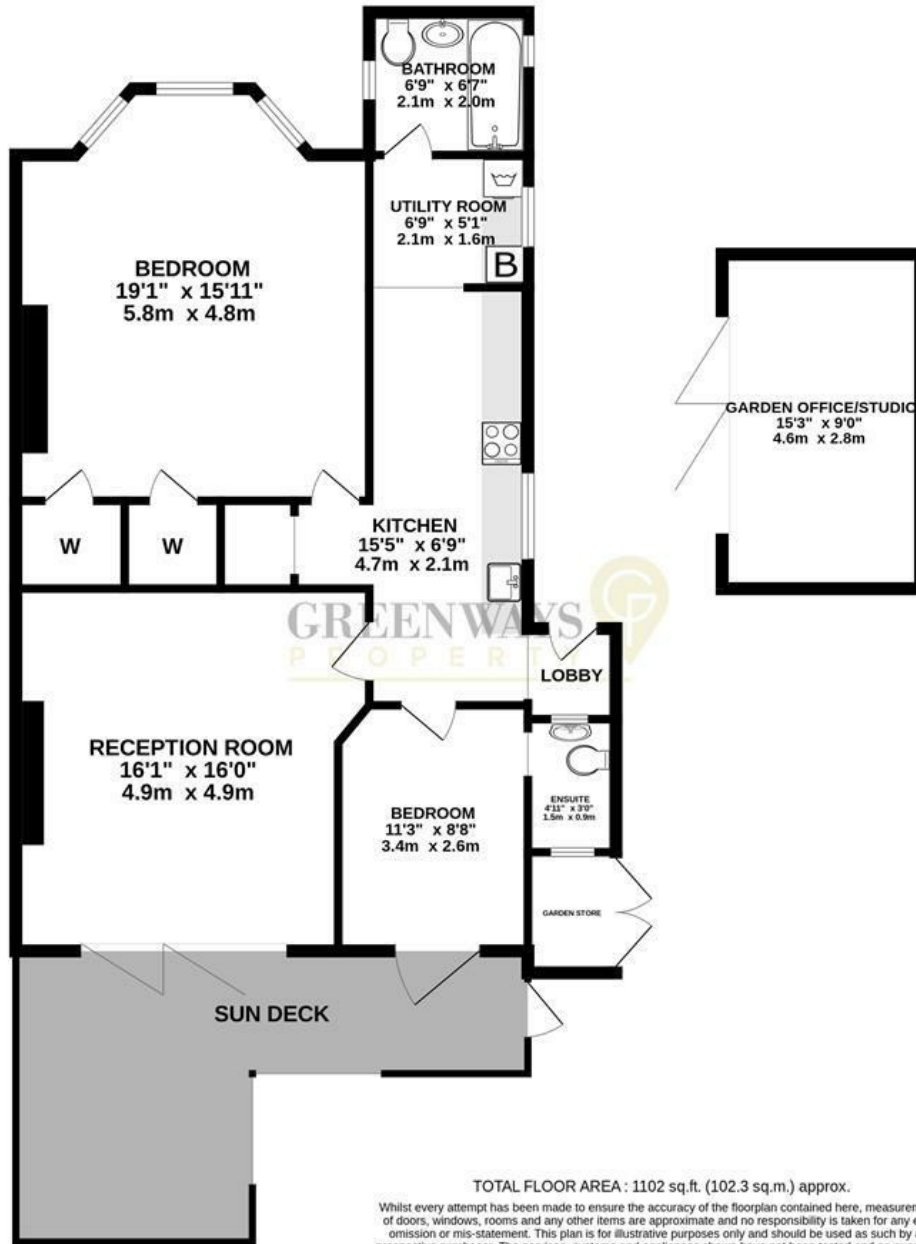
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Floor Plan

GROUND FLOOR
1102 sq.ft. (102.3 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	69
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	