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28 Dyke Road

Brighton, BN1 3JB

Offers Over £600,000

A two bedroom, two bathroom garden flat with a parking space centrally located within a short walk of Brighton mainline station and all that the vibrant city centre has to offer. Offered for sale with no onward chain.

The flat is situated at the southern end of Dyke Road near to the Seven Dials where a comprehensive range of bars, delis, cafes, restaurants and other entertainments are to be found, and Brighton mainline station is a short walk providing north bound commuters with links to London/the city. The cosmopolitan North Laine district, and Churchill Square shopping mall are easily accessible, as is the seafront and promenade.

Through the gate to the side of the building independent access is gained to the garden (sole use of the flat) which is an ideal place to enjoy alfresco dining in the warmer months. Steps lead down to the front door which opens into a spacious entrance hall. The two double bedrooms face the rear overlooking the garden. The main bedroom has French doors leading out to the garden together with an en-suite bathroom/WC. There is a second separate wet room/WC. The kitchen has been recently re-furnished to include a new oven, hob and fridge/freezer with the washer dryer being included in the sale and overlooks the side and is well equipped with ample cupboards and drawers. The large living room with sash bay windows faces the front having a westerly aspect. The flat comes with an off-road parking space, a rarity in the centre of the city, there is an 18 month waiting list for a parking permit in this central zone.

- Share of the freehold
- 76 years remaining on the lease
- Maintenance £850 pa
- No onward chain
- Council tax band C

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.



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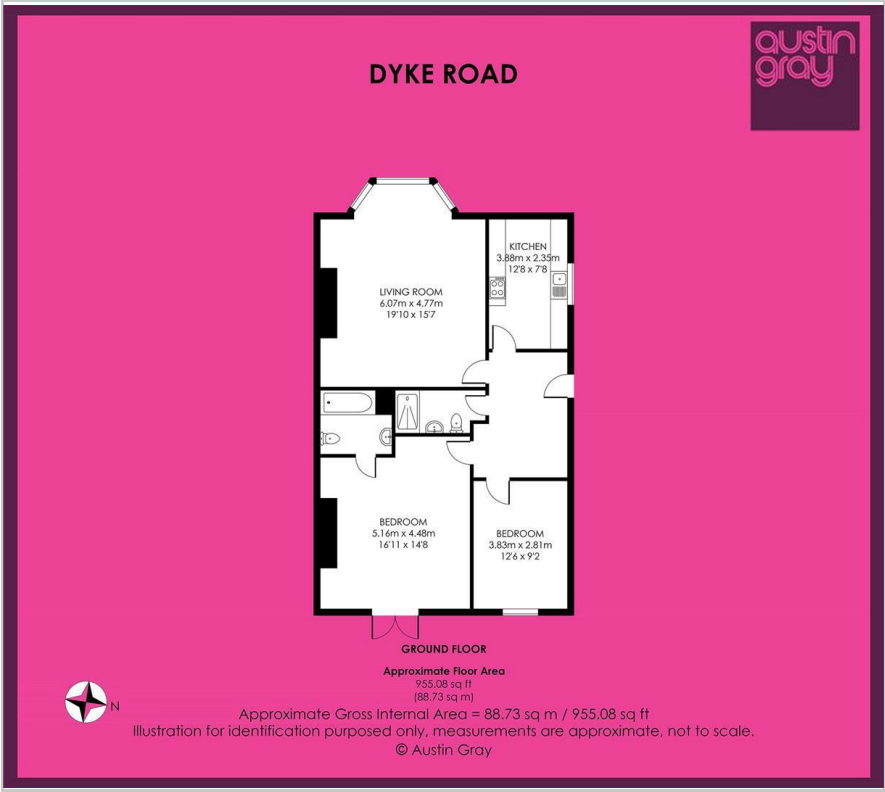


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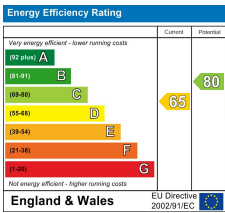
Floor Plan



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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