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37 Prestonville Court Dyke Road

Brighton, BN1 3UG

Offers In The Region Of £400,000

Following through the well-maintained communal areas is a lift and stairs up to the first floor. The front door opens into a welcoming entrance hall, with two generously proportioned double bedrooms in a favourable Northeast direction, allowing for an abundance of natural light throughout the day.

Continuing through the carpeted hallway this leads into a spacious and dual aspect living/dining room, enhanced by a large bay window creating an airy and bright space that offers the perfect setting for hosting and relaxing.

At the rear of the property is a well-appointed and newly fitted kitchen with ample cabinetry spanning two walls with integrated appliances.

A newly installed and contemporary white bathroom suite has a full size shower cubicle, separate bath and W.C.

The property also benefits from communal central heating and hot water that is maintained throughout the year, additionally there is a garage and residential permit parking at the back.

- UPVC Windows
- Gas Central Heating
- Prime Location in Seven Dials, moments from Brighton Mainline Station
- Two Double Bedrooms
- Garage and Resident Permit Parking
- Integrated Appliances Including Induction HOB, Oven, Fridge/Freezer, Dishwasher and Washing Machine
- Service Charge \$4486 Per Annum (Inclusive of Heating Charges, Water Rates and Parking Permit)
- Garage Charge £250 Per Annum
- Ground Rent £25 Per Annum
- Council Tax Band: D

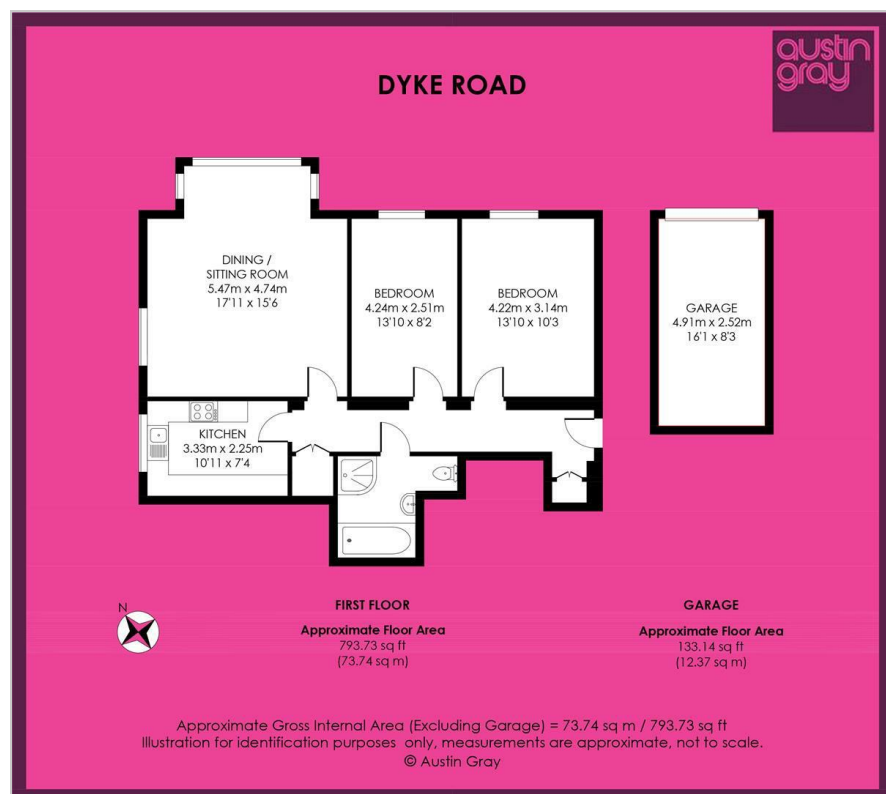
Viewing

Please contact our Austin Gray Residential Office on 01273 232232

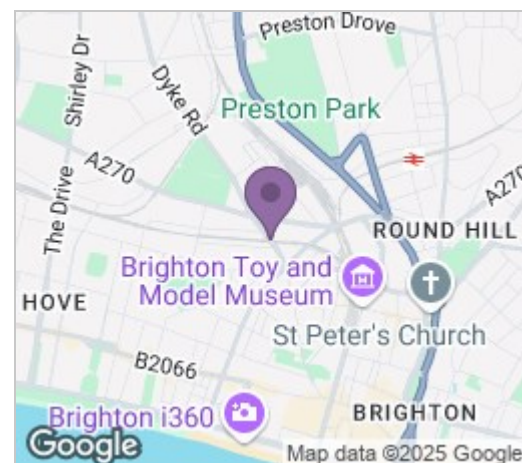
if you wish to arrange a viewing appointment for this property or require further information.



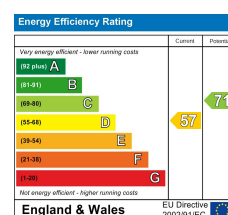
Floor Plan



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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