



68 Fairways, Dyke Road, Brighton BN1 5AD

Asking Price Of £325,000

- SPACIOUS FIRST FLOOR APARTMENT
- BALCONY
- TWO DOUBLE BEDROOMS
- BATHROOM
- DOUBLE ASPECT KITCHEN
- LIVING/DINING ROOM
- COMMUNAL GARDENS
- UNALLOCATED PARKING

Whitlock and Heaps are pleased to offer to market this excellent first floor apartment that is presented in excellent order throughout and being sold with a share in the freehold. Fairways is a very well run development that has beautiful well established communal gardens and unallocated parking with the property getting two parking permits. The property itself offers spacious two double bedroom accommodation with a delightful living/dining room that leads onto the private balcony. In addition there is a white bathroom suite and double aspect kitchen that leads onto the staircase to the communal gardens.

OUTGOINGS Share of freehold
Remainder of 999 year Lease
Maintenance: £2244.00 p.a. including the reserve fund payment (paid in 2 instalments in June & December).

Shed storage: £200.00 p.a.
Managing Agents: Pepperfox

ENTRANCE HALL Two fitted cupboards, radiator.

KITCHEN Incorporating one and a half bowl sink unit with drainer and mixer tap, adjacent worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset four ring gas hob with extractor over, oven, integrated dishwasher, plumbing for washing machine and space for fridge, UPVC double glazed window, tiled floor and splashback, door to communal gardens.

LIVING/DINING ROOM Feature fireplace with tiled hearth, UPVC double glazed windows, radiator, door to balcony.

BALCONY Space for table and chairs.

BEDROOM 1 UPVC double glazed window, fitted wardrobes, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

BATHROOM White suite comprising wood panelled bath with mixer tap and shower, glazed shower screen, pedestal wash-hand basin, low level w.c., tiled walls, radiator.

OUTSIDE Communal gardens.

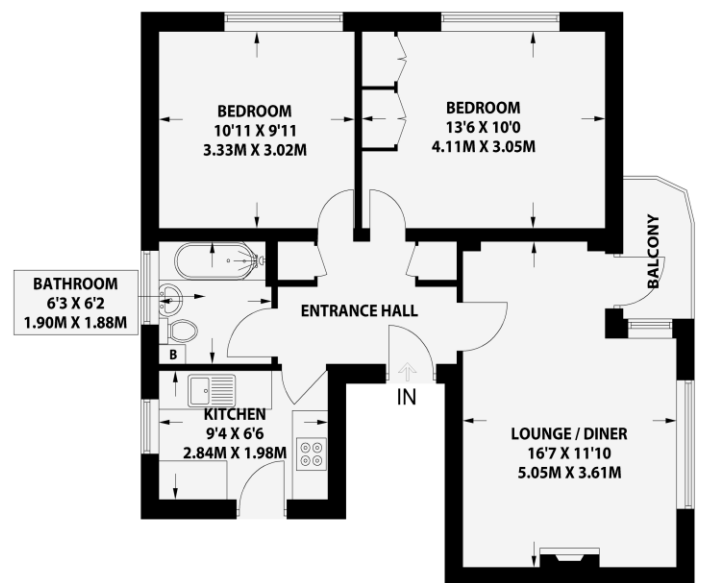
Unallocated parking - two permits given.

FAIRWAYS

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
612 sq ft / 56.9 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
631 sq ft / 58.6 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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T	Ceiling Height	Compass
FF	Hot Water Tank	
FF	Fridge / Freezer	
□	Head Height Below 1.5m	
•	Measuring Points	
S	Storage Cupboard	
W	Fitted Wardrobes	
⌋	Garden Shortened for Display	



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