



Guide Price
£450,000
Leasehold

Dyke Road Avenue, Brighton

- AN OUTSTANDING TWO DOUBLE BEDROOM APARTMENT
- TWO BATHROOMS
- ALLOCATED PARKING
- 986 YEAR LEASE WITH A SHARE OF THE FREEHOLD
- HIGHLY SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- FREQUENT BUS SERVICE TO BRIGHTON TOWN CENTRE
- BUS STOP WITHIN 30 YARDS

*** GUIDE PRICE £450,000 - £475,000 ***

Robert Luff & Co are delighted to offer to market this two-bedroom, two-bathroom apartment located in Aylwin House on Dyke Road Avenue. Aylwin House is located in a prime location in Brighton, offering easy access to a range of amenities. The area is well-connected with excellent transport links, including regular buses, nearby train stations and easy access to the A23/A27, making it ideal for commuters.

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Accommodation

Entrance Hall

Kitchen/Living/Dining Room 31'3 x 14'4 (9.53m x 4.37m)

Kitchen - Modern fitted kitchen with matching wall and base units. Quartz worktop incorporating sink/drainage unit. Integrated oven, gas hob, extractor fan, dishwasher, washing machine and fridge freezer. Three sash windows with fitted venetian blinds. Inset spotlights.

Living/Dining Area- Three sash windows with fitted venetian blinds. Wood effect flooring. Radiator. Ceiling rose and coving. Patio doors leading to parking area.

Bedroom One 17'1 x 13'5 (5.21m x 4.09m)

Three sash windows with fitted venetian blinds. Built in wardrobes. Radiator and coving.

En-Suite

Fully tiled suite. Walk in shower. WC. Wash hand basin vanity. Sash window with fitted venetian blind. Wall mounted LED mirror.

Bedroom Two 14'1 x 8'11 (4.29m x 2.72m)

Sash window with fitted venetian blind. Built in wardrobe. Radiator and coving.

Bathroom

Fully tiled suite. Bath with mixer taps and shower attachment. WC. Wash hand basin vanity. Sash window with fitted venetian blind. Wall mounted LED mirror. Heated towel rail.

Parking

Allocated parking for one car.

AGENTS NOTES

Leasehold: 986 Years Remaining

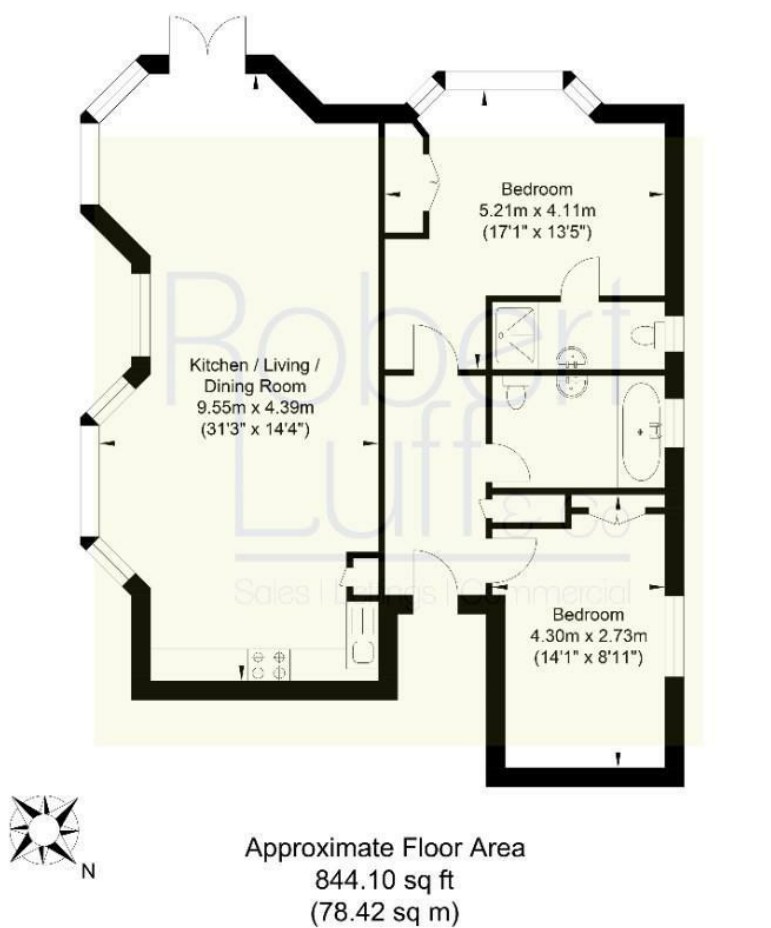
Maintenance: TBC

EPC: C

Council Tax Band: E



Dyke Road Avenue



Approximate Gross Internal Area = 78.42 sq m / 844.10 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.