



Dyke Road, Brighton



Guide Price
£425,000
Leasehold

- TWO BEDROOM, TWO BATHROOM
- SECURE UNDERGROUND PARKING
- WALKING DISTANCE TO 7-DIALS
- WEST FACING OPEN PLANNED KITCHEN/LOUNGE
- CLOSE TO BRIGHTON CITY CENTRE AND MAINLINE TRAIN STATION
- PASSENGER LIFT

GUIDE PRICE: £425,000 - £450,000

Robert Luff & Co are delighted to bring to market this two bedroom, two bathroom modern apartment in the sought after Alexander Quarters Development. Located in Blanche House this apartment is on the doorstep of Seven Dials with its variety of shops, restaurants, cafes, supermarkets and local independent shops. The property is also located within close proximity to Brighton mainline station with its direct links to London and is also walking distance to central Brighton.

Accommodation offers; open planned kitchen/lounge with a Juliet balcony, two bedrooms, one ensuite and a family bathroom. Other benefits include; secured underground parking, exceptionally well maintained communal gardens and built in wardrobes in both bedrooms.

**Robert
Luff & Co**
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T: 01273 921133 E:
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Accommodation

Agents Notes

Tenure: Leasehold Approx 111 years remaining
Service Charge: £3500 Per Annum Includes Water
EPC Rating: TBC
Council Tax Band: D



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Total area: approx. 62.2 sq. metres (670.0 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 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 CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.