



Prestonville Court Dyke Road, Brighton BN1 3UG

A spacious two-bedroom apartment on the top floor of a popular purpose built block in the popular seven dials area of Brighton.

welcome to

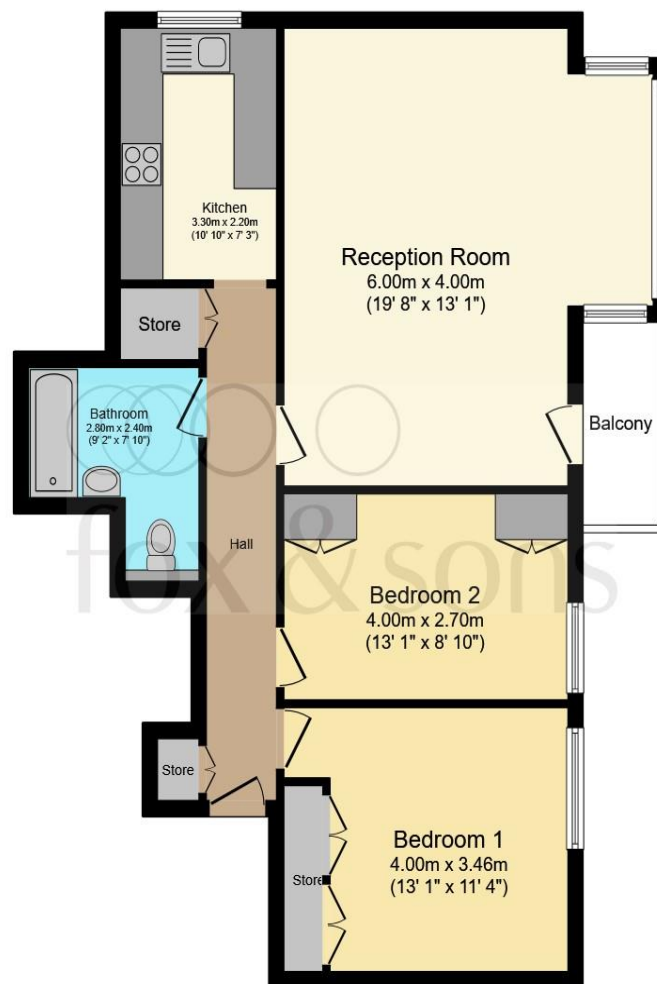
Prestonville Court Dyke Road, Brighton

An extremely spacious top floor apartment with arguably the finest views in the area over Brighton and Hove roof tops and along the Brighton and Hove coastline towards Worthing. Prestonville Court is a popular development of two blocks, with an ample communal parking, within immaculately maintained communal grounds with seven dials on the doorstep. The apartment comprises of a large living room, southerly balcony, separate fitted kitchen, bathroom and two double bedrooms. Sold with the benefit of a share of freehold and no onward chain.



Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



Total floor area 75.6 sq.m. (814 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Prestonville Court Dyke Road, Brighton

- Top floor apartment with stunning views
- Close to seven dials and Brighton station
- Two double bedrooms
- large living room and Southerly balcony
- Fitted kitchen
- Bathroom
- No onward chain
- Share of freehold

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BHF113391 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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