



**OVER 60?**

Secure this property  
for up to **59% less!**

**Guide Price**  
**£300,000**

**Leasehold**

2x  1x  1x 

**Belvedere, Dyke Road,  
Brighton, East Sussex,  
BN1**

**cubitt & west**  
Helping you move forwards



## Main features

- Seven dials location, quiet yet central
- Brighton city, the beach, train station and more within walking distance
- Sunny balcony
- Modern décor, move in condition
- Ideal first time buy

## Accommodation

### FIRST FLOOR

#### Entrance Hall

Lounge : 16'9 x 10'6 (5.11m x 3.20m)

Kitchen : 10'4 x 6'10 (3.15m x 2.08m)

Bedroom 1: 14'8 x 12'6 (4.47m x 3.81m)

#### Bathroom

Bedroom 2: 13'3 x 6'11 (4.04m x 2.11m)

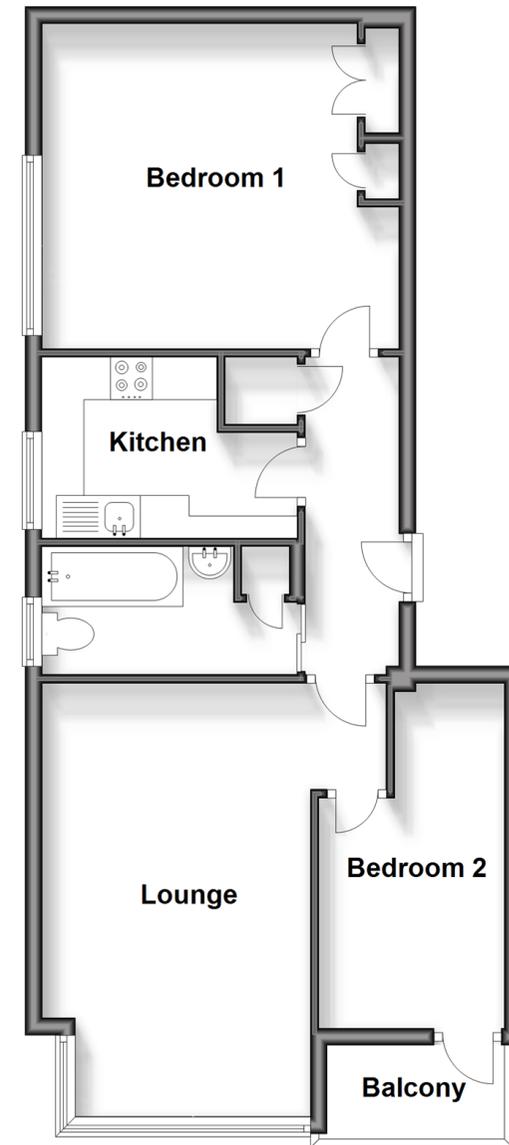
#### Balcony

### OUTSIDE

#### Communal Gardens

## First Floor

Approx. 58.1 sq. metres (625.0 sq. feet)



**Call Central Brighton - 01273 820600 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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