



2 BEVES HOUSE BRIGHTON, BN1 3GS

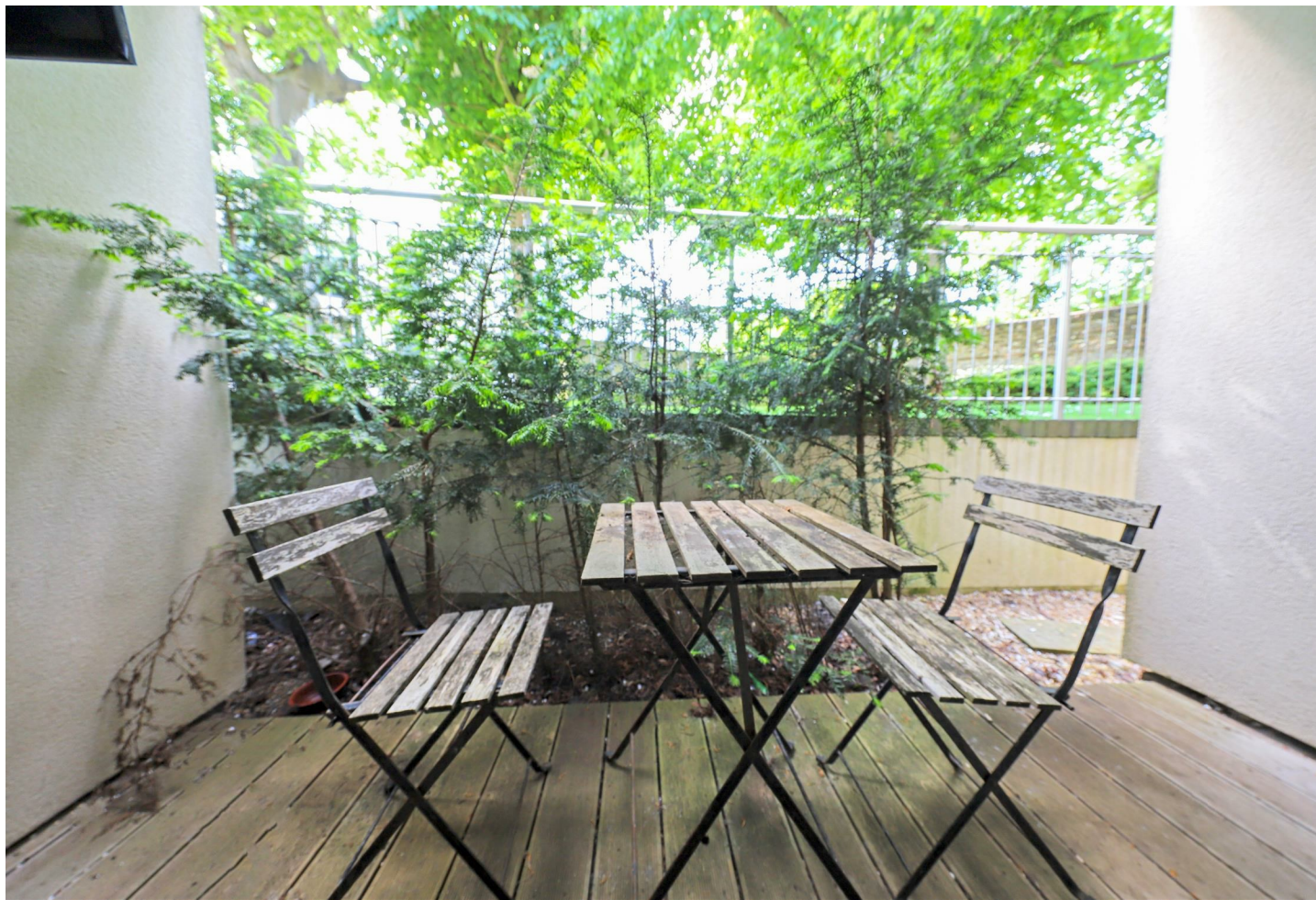
£300,000
LEASEHOLD

Superb ground floor apartment with private south facing patio. This good sized, well presented apartment benefits from spacious accommodation comprising; entrance hall with large storage cupboard, double bedroom with built in wardrobes, modern bathroom and fantastic open plan living area with sliding doors opening onto the south facing private patio area. Additional benefits include excellent energy efficiency, communal heating and hot water, plenty of parking (unallocated) and long lease.

Built in 2014, this modern, attractive building is brilliantly located to access all the City has to offer. There are popular shops, restaurants and cafes in all directions including Seven Dials, North Lanes and the City Centre. Brighton seafront is within easy reach, as is Brighton Mainline Station providing regular and direct links to London.

**Nicholas
James**

SALES LETTINGS AUCTIONS

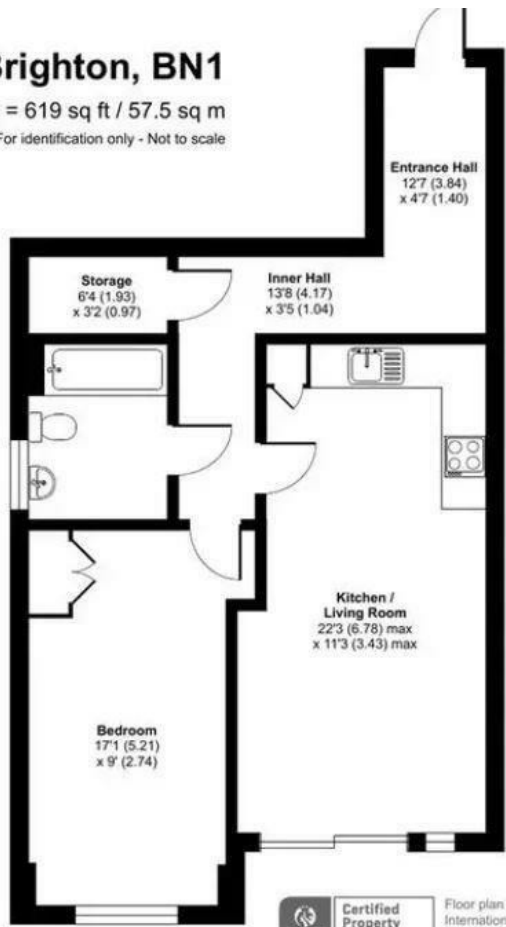




Dyke Road, Brighton, BN1

Approximate Area = 619 sq ft / 57.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhcom 2023. Produced for Urban Moves. REF: 974463



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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