



PCM  
£1,700 PCM

## Dyke Road, Brighton

- IDEAL CENTRAL LOCATION
- UNALLOCATED PARKING
- FANTASTIC VIEWS
- AVAILABLE IMMEDIATELY
- ONLY AVAILABLE TO A MAXIMUM OF TWO SHARERS, PROFESSIONAL COUPLE, SINGLE PERSON OR FAMILY
- CLOSE TO LOCAL AMENITIES
- PRIVATE BALCONY
- UNFURNISHED

Robert Luff & Co are delighted to offer for rent this three bedroom apartment situated in Fairways on Dyke Road. This apartment offers; Two double bedrooms, one single bedroom which is an ideal study, bathroom, additional WC, fitted kitchen and living area with direct access to private balcony. This apartment also benefits from unallocated parking and views towards the sea and Dyke Road Park.

Fairways is located close to shops of Seven Dials, and next to Dyke Road Park with tennis courts, bowling, children's play area and a café. There is also a handy 24 hour Tesco Express nearby. The location is great for commuters too, providing easy access to Preston Park and Brighton railway stations, along with access to the A27/A23 and bus services.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
Luff & Co  
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## Accommodation

Entrance Hall

Living Area

**Kitchen**

Fridge/Freezer. Built in oven & hob. Washer/Dryer.

Bedroom One

Bedroom Two

Bedroom Three/Study

Bathroom

Second WC

Private Balcony

**Unallocated Parking**

One 24/7 parking permit and one visitor permit with restricted hours.



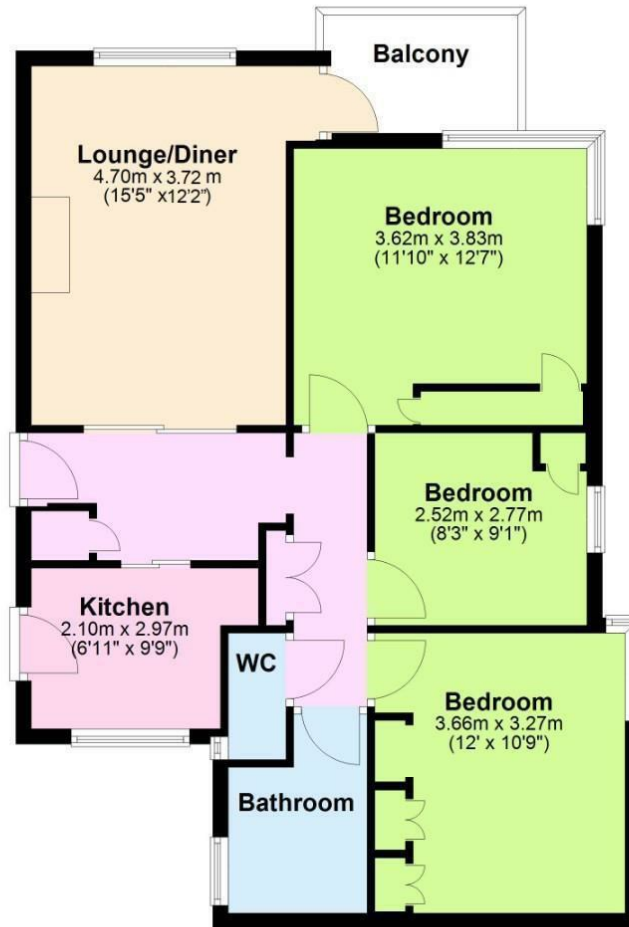
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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**Floor Plan**

Approx. 72.2 sq. metres (776.8 sq. feet)



Total area: approx. 72.2 sq. metres (776.8 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.