



Dyke Road, Brighton

- STUDIO APARTMENT
- MODERN DECOR THROUGHOUT
- IDEAL CENTRAL LOCATION
- AVAILABLE IMMEDIATELY
- FANTASTIC VIEWS



£1,000

**** VIEWINGS FULLY BOOKED **** Robert Luff & Co are delighted to bring to market this modern studio apartment in the centre of Brighton. Located minutes away from Brighton station this flat will suit a range of buyers including first time buyers, investment buyers or anyone looking for a second home by the sea side. Accommodation currently offers; living/sleeping area, separate kitchen and modern fitted bathroom suite.

Derwent Court is situated in Dyke Road, in the heart of central Brighton and within walking distance of Brighton Mainline Railway Station (0.2 miles), the seafront/promenade (0.6 miles) and local shops within the North Laine conservation area. Seven Dials, Churchill Square Shopping Centre, the theatres, many restaurants & cafes, the historic lanes and bus services are all within easy reach.

T: 01903 331247 E: info@robertluff.co.uk
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**Robert
Luff & Co**
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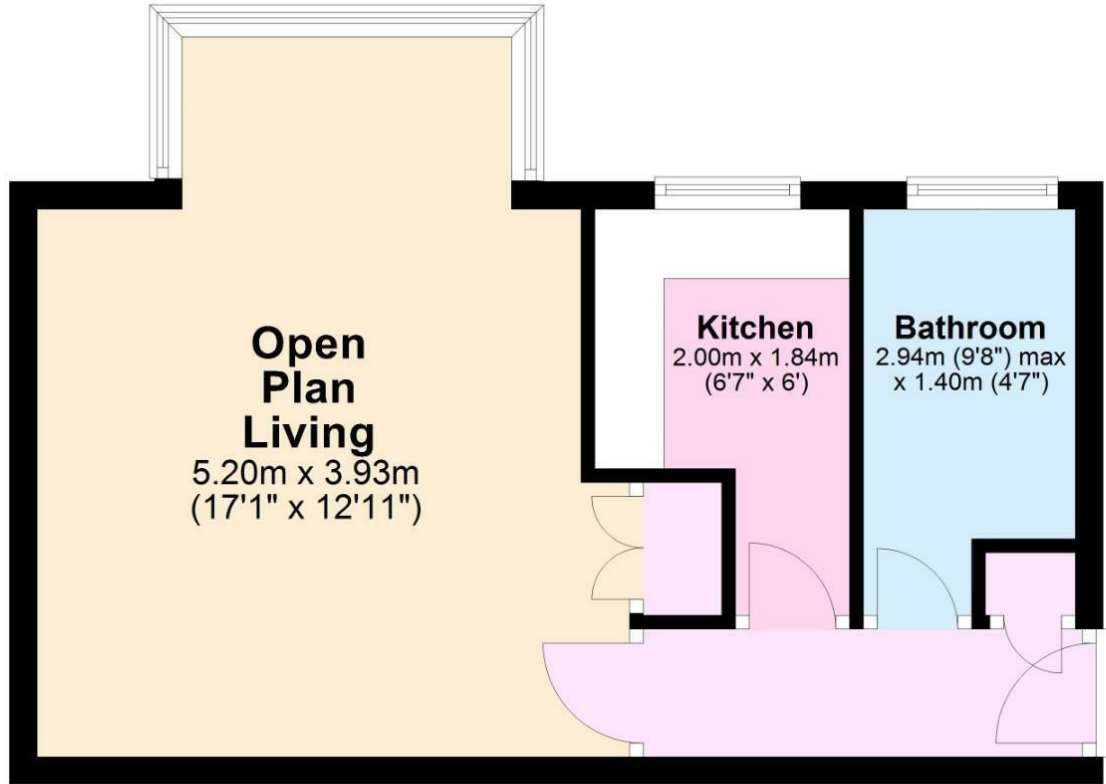
Accommodation



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Floor Plan

Approx. 32.7 sq. metres (351.6 sq. feet)



Total area: approx. 32.7 sq. metres (351.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.