



45 Dyke Road Drive

Brighton, BN1 6AJ

Offers in excess of £365,000



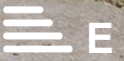
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45 Dyke Road Drive



Description

Avar Estate Agents are delighted to offer for sale this fantastic newly converted 2 bedroom maisonette which has been finished to an exceptional standard throughout and also benefits from having a share of the freehold. Accommodation comprises of on the first floor, landing, open plan with living area and a newly fitted modern contemporary fitted kitchen with integral appliances, bedroom, stairs to second floor with bedroom and exquisite newly fitted modern shower room. The property has been beautifully decorated throughout with also a lovely newly fitted carpet. There are newly fitted double glazed windows, being fully rewired and new heating system installed. Ideal for commuters with Brighton mainline train Station and Preston Park train station both being approximately 1 mile away with efficient links to Gatwick and London. The North Laine, Royal Pavilion and Dome are easily accessible and for those who appreciate the outdoors the renowned Brighton beach is a mere one and a half miles away and with Preston Park being just around the corner, with football pitches, basketball courts, tennis courts, cycle velodrome and large, open spaces as well as hosting multiple local and international events constantly providing unforgettable days out. This beautifully presented property must be viewed to be fully appreciated.



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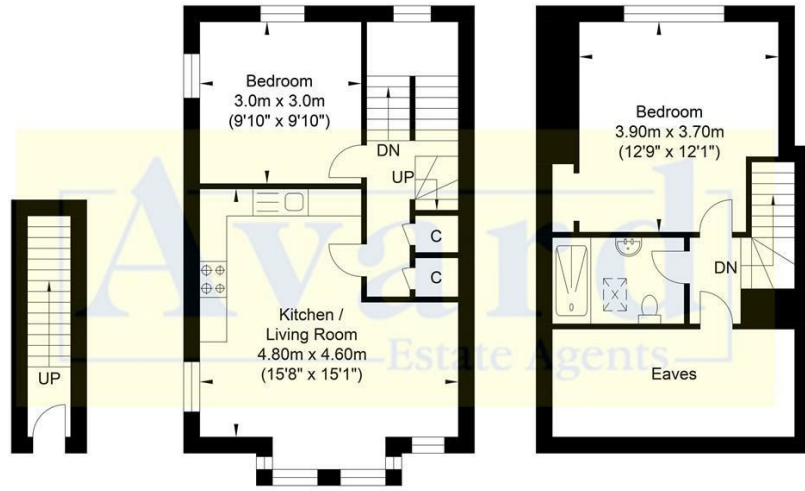


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Floor Plan

Dyke Road Drive



Ground Floor
Approximate Floor Area
35.30 sq ft
(3.28 sq m)

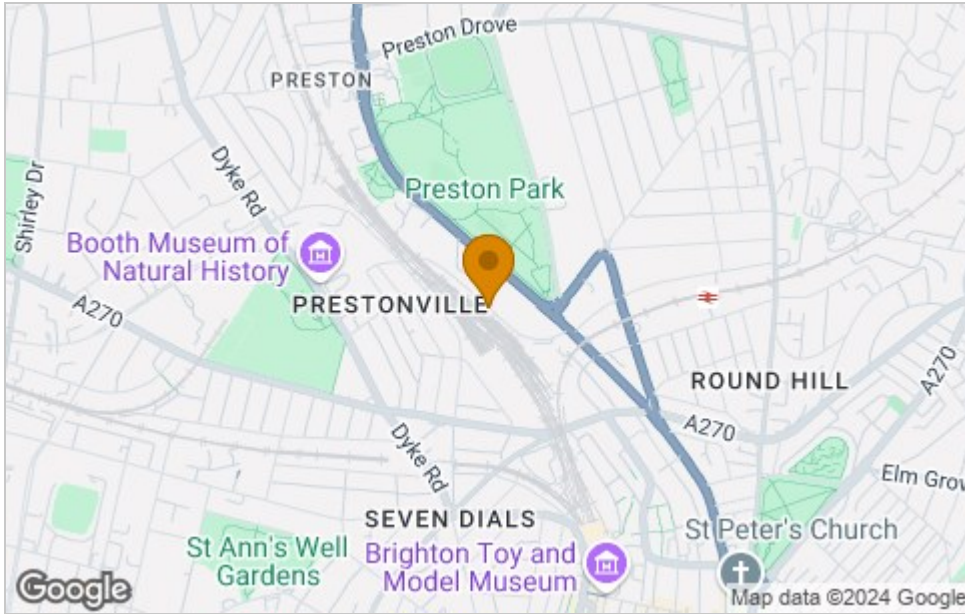
First Floor
Approximate Floor Area
411.39 sq ft
(38.22 sq m)

Second Floor
Approximate Floor Area
364.57 sq ft
(33.87 sq m)



Approximate Gross Internal Area = 75.37 sq m / 811.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

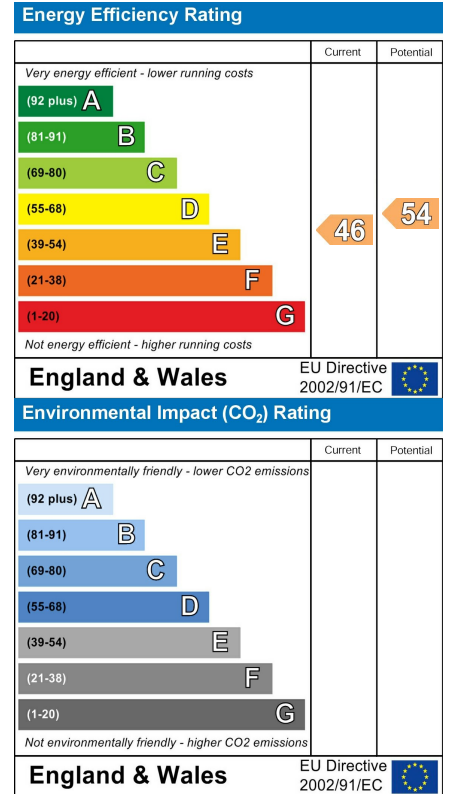
Area Map



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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