

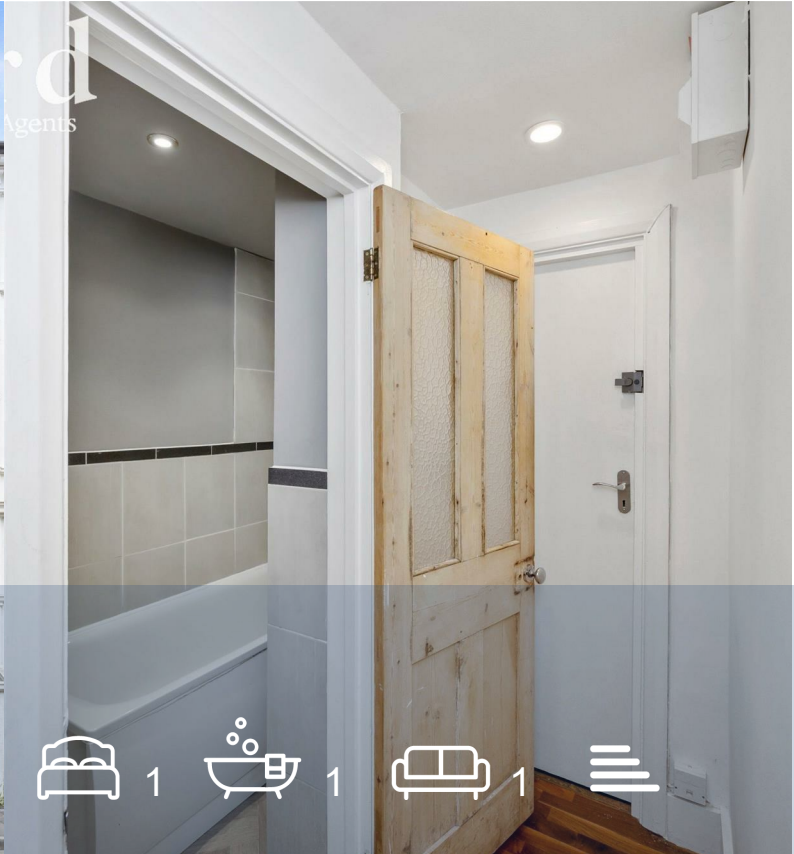
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Estate Agents



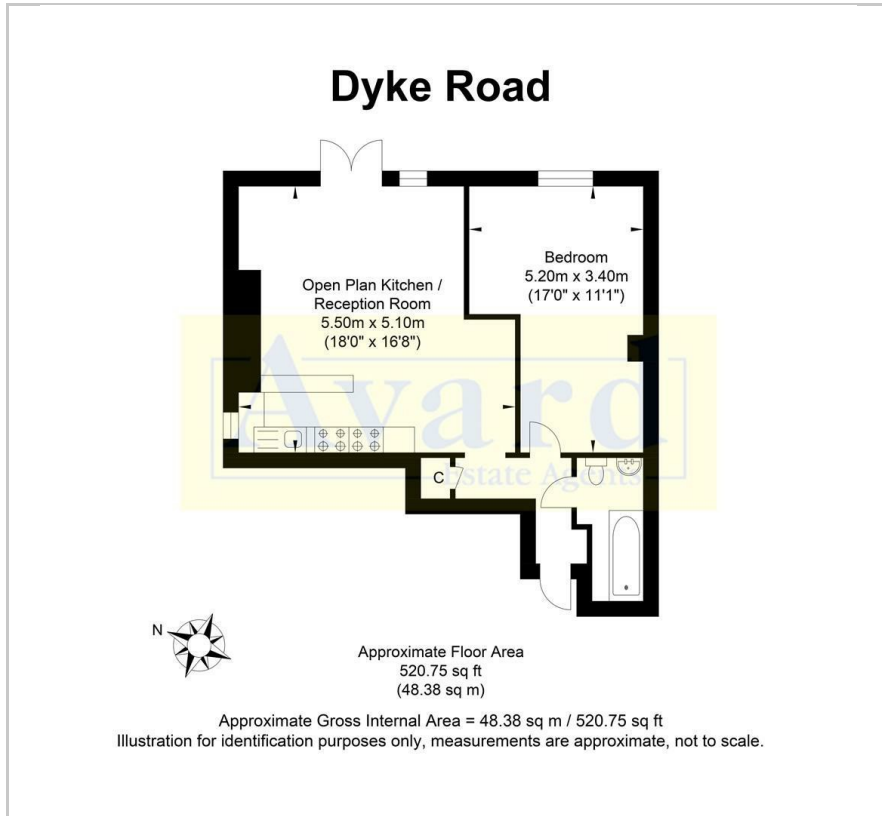
44 Dyke Road

, Brighton, BN1 3JB

£299,950



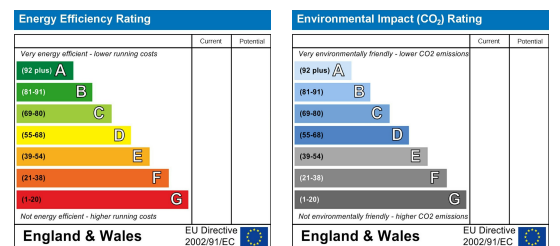
Floor Plan



Area Map



Energy Efficiency Graph

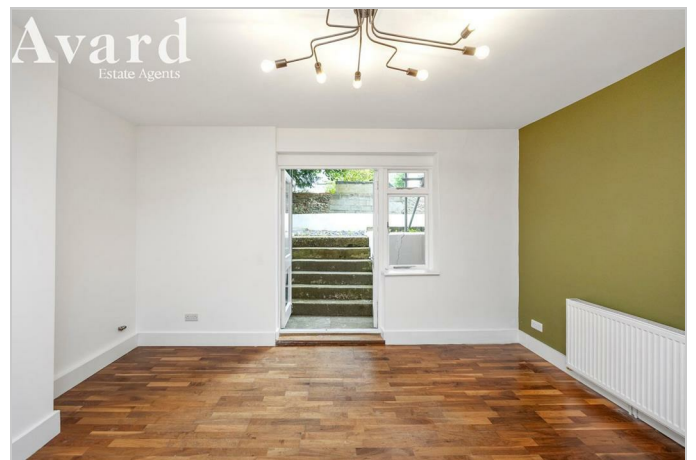


Viewing

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



Avard Estate Agents are delighted to offer for sale this lovely one bedroom flat with a fantastic rear garden having been recently decorated and forming part of this attractive period Victorian Villa. Situated in the desirable Seven Dials area of Brighton with easy access to many independent shops, bars and restaurants. Including the Small Batch Coffee Shop, Hellenic Bakery, Le Gourmet Delicatessen, Flour Pot Bakery and Co-op. Brighton mainline train station with its commuter links to Gatwick Airport and London are close by and is within easy walking distance to the City Centre, seafront/promenade and the popular Laine's. There is also easy access to St Ann's Well Gardens and Dyke Road Park with its open air theatre, play area and rose gardens. Accommodation comprises of hallway, open plan with kitchen and living room areas, bedroom, bathroom and feature rear garden. This property must be viewed to be fully appreciated. CALL TO VIEW.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.