

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk



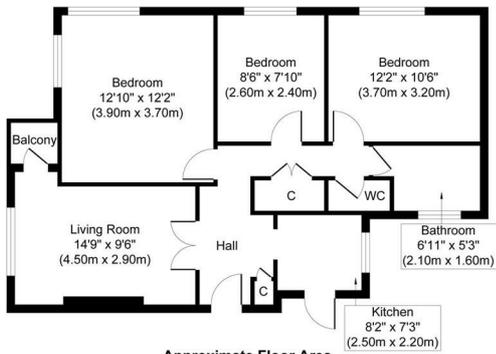
Fairways, Brighton, East Sussex BN1 5AB Offers In Excess Of £325,000 Leasehold

PS&B are delighted to present this three double bedroom top floor apartment situated on the third floor of this purpose built block directly opposite Dyke Road Park with far reaching views. THE PROPERTY IS TO BE OFFERED FOR SALE WITH NO ONWARD CHAIN AND VACANT POSSESSION.

The BRIGHT AND SPACIOUS property consists of a generously sized West facing reception which leads to the PRIVATE BALCONY with picturesque views over the city, a separate neutral fitted kitchen and AMPLE STORAGE, three GENEROUSLY SIZED double bedrooms, a full suite bathroom with shower over bath and an additional separate WC. The property further benefits from GAS CENTRAL HEATING, un-allocated residents parking permit and a superb location, close to SEVEN DIALS and local amenities, schools and public transport links whilst access into the city centre of Brighton City centre is easily accessible.

PLEASE NOTE THE PHOTOGRAPHS PROVIDED ARE AT THE TIME THE PROPERTY WAS VACANT PRIOR TO FLAT BEING RENTED OUT.





Approximate Floor Area
740 sq. ft
(68.74 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	65
(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	



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 000

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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