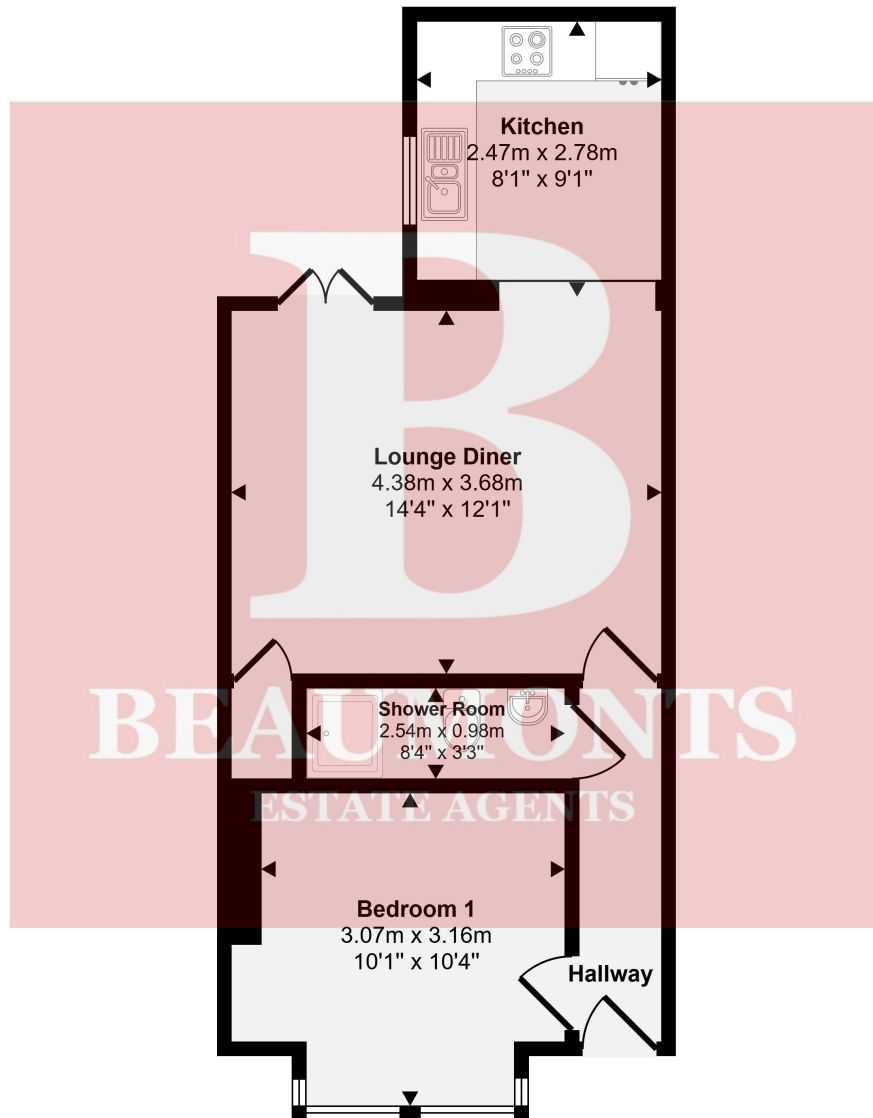




41a Dyke Road Drive, Brighton, BN1 6AJ

BEAUMONTS
ESTATE AGENTS

Approx Gross Internal Area
41 sq m / 440 sq ft



BEAUMONTS
ESTATE AGENTS

9 Kings Parade, Ditchling Road, Brighton, BN1 6JT

01273 550881

www.beaumontsresidential.co.uk



SUMMARY OF ACCOMMODATION

**LIGHT & AIRY FLAT * DELIGHTFUL OPEN PLAN LIVING ROOM WITH
MODERN FITTED KITCHEN * DOUBLE BEDROOM * MODERN SHOWER
ROOM * OUTSIDE SPACE * OWN STREET ENTRANCE *
* CENTRAL HEATING * DOUBLE GLAZING ***

A very lovely one-double-bedroom period flat with its own private street entrance, set within a stunning red-brick three-storey period property. The flat offers a charming living space with French doors opening onto the outside area, along with a modern fitted kitchen featuring a breakfast bar. There is a contemporary shower room, completing this beautifully presented home. A characterful period flat with great light, modern finishes and its own entrance — an ideal first home or pied-à-terre

Dyke Road Drive is a very popular tree lined road situated close to London Road where there is excellent local shopping together with a Post Office, Co Op and Sainsbury's local at Preston Village. There is easy access to the A23 to Gatwick and London. Both Brighton and Preston Park railway stations being approx 1 mile distant. The popular Seven Dials with further local shopping, bars and restaurants being just a 10 minute walk away as is the beautiful 65 acre Preston Park with its range of recreational facilities including tennis courts, bowling greens and children's play area. Brighton City centre and the Seafront with its fine range of shopping and recreational facilities being less than two miles distant.



Leasehold

Lease years 92

Ground Rent TBA

Annual service charge - Pepper Corn

Council Tax Band B

Parking Permit Area Q

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.