



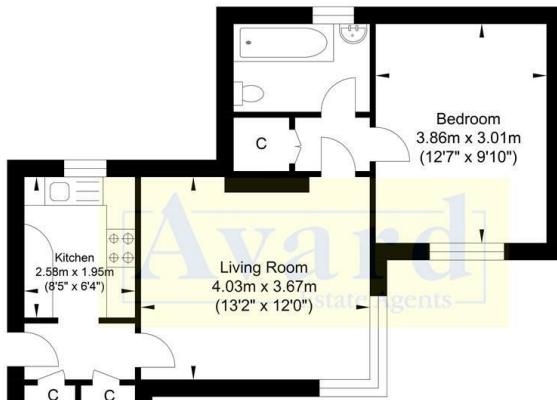
ard  
Agents

Flat 30 Dyke Road  
, Brighton, BN1 5AB  
**£250,000**

1 1 1

## Floor Plan

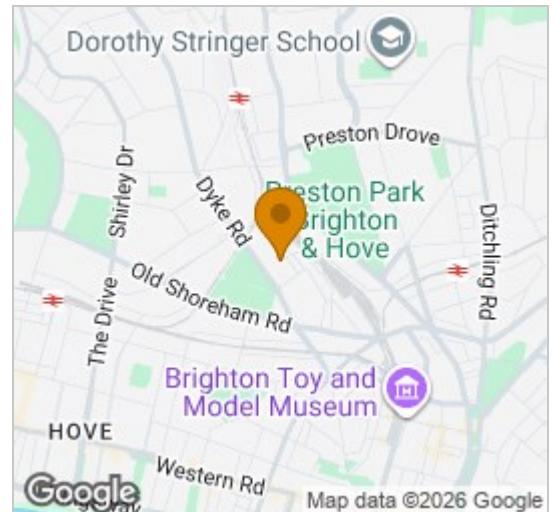
### Dyke Road



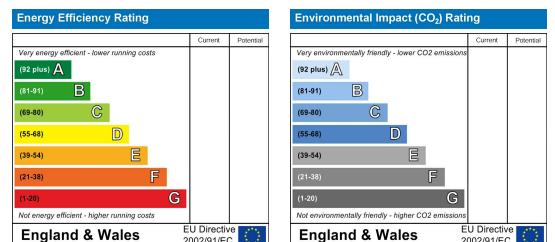
Approximate Floor Area  
441.32 sq ft  
(41.0 sq m)

Approximate Gross Internal Area = 41.0 sq m / 441.32 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## 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.

- 1 Bedroom Flat
- Chain Free
- On Site Parking
- Walking Distance To Seven Dials (Unallocated)
- Easy Walk To Brighton Station
- Opposite Dyke Road Park
- Spacious Flat
- Located On First Floor

Avard Estate Agents are delighted to offer for sale this fantastic first floor one bedroom apartment in excellent order throughout. Fairways forms part of a well maintained sought after apartment complex with landscaped communal gardens off street parking (unallocated). Located opposite the popular Dyke Road Park and play area with tennis courts. Local shops, cafés and restaurants can be found within walking distance at Seven Dials and Brighton mainline station with its commuter links to Gatwick Airport are in walking distance being less than a mile away. There is also regular bus services to the City centre, seafront and surrounding areas that run along Dyke Road. Accommodation comprises of, stairs to first floor, hallway, living room, separate kitchen, bedroom, bathroom and unallocated parking. We have keys call to book a viewing.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.