Flat 4 44, Dyke Road | | Brighton | BN1 3JB

WARWICK BAKER
ESTATE AGENT

Flat 4 44, Dyke Road | | Brighton | BN1 3JB

£275,000

*** £275,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE CONVERTED FLAT, FORMING PART OF A PERIOD BUILDING LOCATED IN THE HEART OF THE CITY CENTRE. CHURCHILL SQUARE SHOPPING CENTRE AND BRIGHTON PROMENADE ARE WITHIN 200 METRES ALSO WITHIN 750 METRES OF BRIGHTON RAILWAY STATION (LONDON VICTORIA - 60 MINUTES). THE PROPERTY OCCUPIES PART OF THE GROUND FLOOR, BENEFITTING FROM ENTRANCE HALL, 15' LOUNGE, 15' DOUBLE BEDROOM, KITCHEN AND BATHROOM. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS. NO UPWARD CHAIN.

- ENTRY PHONE SYSTEM
- DOUBLE BEDROOM
- NO UPWARD CHAIN
- ENTRANCE HALL
- BATHROOM
- 15' LOUNGE
- IDEAL FOR FIRST TIME BUYERS
- KITCHEN
- IDEAL FOR BUY TO LET INVESTORS

Front door leading to:

ENTRANCE HALL
12'6" x 9'4" (3.83 x 2.85)
Being ' L ' shaped, security door entry phone system, high level electric trip switches, space and plumbing for washing machine, door giving access to storage cupboard with hanging and shelving space, laminate wood flooring.

Door off entrance hall to:

LOUNGE
15'6" x 13'10" (4.73 x 4.24)
Stripped and exposed original sash windows to the rear having an easterly aspect, double panelled radiator, feature serving archway from the kitchen, laminate wood flooring.

Door off entrance hall to:

KITCHEN
12'1" x 5'7" (3.70 x 1.71)
Comprising stainless steel sink unit with mixer tap, inset into marble effect work top, storage cupboard under, bin space to the side, tiled splash back, wall mounted ' LAURISTON ' gas fired combination boiler of, timer control unit to the side, adjacent matching marble effect work top to the side with range of drawers and cupboards under, space for fridge to the side, tiled splash back, complimented by matching wall unit over, space for free standing cooker to the side, laminate wood flooring.

Door off entrance hall to:

BEDROOM
12'9" x 11'2" (3.90 x 3.41)
Original sash window to the rear having an easterly aspect, double panelled radiator, two built in double doored wardrobes with hanging and shelving space, laminate wood flooring.

Door off entrance hall to:

BATHROOM
Being part tiled comprising panel bath with hot and cold taps, twin hand grips, wall mounted ' AQUATRONIC ' shower unit with separate shower attachment, shower rail and curtain, pedestal wash hand basin with hot and cold taps, low level wc, tiled flooring.

OUTGOINGS
MAINTENANCE:- £1713 PER ANNUM

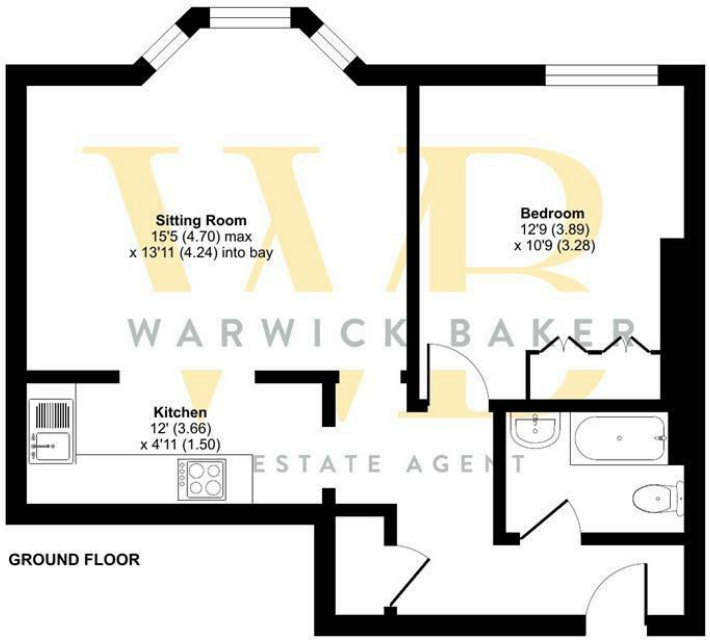
GROUND RENT:- £75 PER ANNUM

LEASE:- BRAND NEW 125 YEAR LEASE TO BE GRANTED

Dyke Road, Brighton, BN1

Approximate Area = 532 sq ft / 49.4 sq m

For identification only - Not to scale



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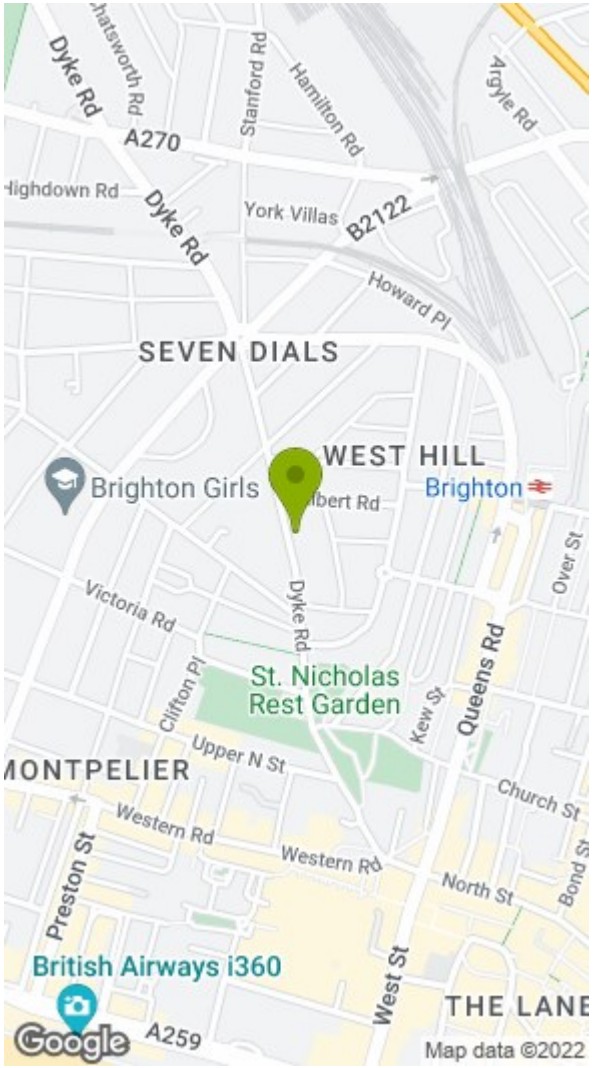
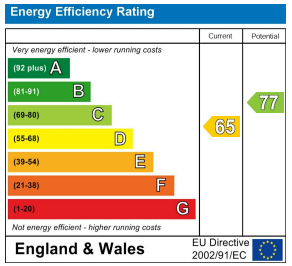
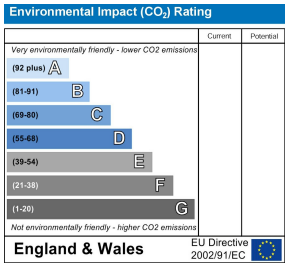
RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Warwick Baker Estate Agent Ltd. REF: 870740







Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate