



Dyke Road, Brighton

Guide Price
£225,000
Leasehold

- MODERN FITTED ONE BEDROOM APARTMENT
- LONG LEASE
- IDEAL FIRST TIME BUY OR INVESTMENT
- PERFECT CENTRAL BRIGHTON LOCATION
- CLOSE PROXIMITY TO BRIGHTON STATION

*** GUIDE PRICE £225,000 - £250,000 ***

Robert Luff & Co are delighted to bring to market this modern one bedroom apartment in the centre of Brighton. Located minutes away from Brighton station this flat will suit a range of buyers including first time buyers, investment buyers or anyone looking for a second home by the sea side. Accommodation currently offers; one double bedroom, open planned kitchen lounge and a modern fitted bathroom suite.

Derwent Court is situated in Dyke Road, in the heart of central Brighton and within walking distance of Brighton Mainline Railway Station (0.2 miles), the seafront/promenade (0.6 miles) and local shops within the North Laine conservation area. Seven Dials, Churchill Square Shopping Centre, the theatres, many restaurants & cafes, the historic lanes and bus services are all within easy reach.

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Accommodation

Entrance Hall

Storage Cupboard

Housing washing machine & freezer.

Kitchen/Living Area 20'07 x 11'11

Modern fitted kitchen with wall and base units and integrated appliances including oven, hob, extractor, fridge and dishwasher. Also benefitting from a stainless steel sink and solid wood floors throughout.

Bedroom One 9'08 x 9'04

Built in wardrobe and window to front.

Bathroom

Tiled bathroom suite with bath and shower overhead, WC, wash hand basin, heated towel rail and mirrored cabinet.

Agents Notes

Lease: 900 Years

Service Charge: £1000 PA

Ground Rent: £200

Ground Rent Review: TBC

Service Charge Review: TBC

EPC: D

Council Tax Band: A

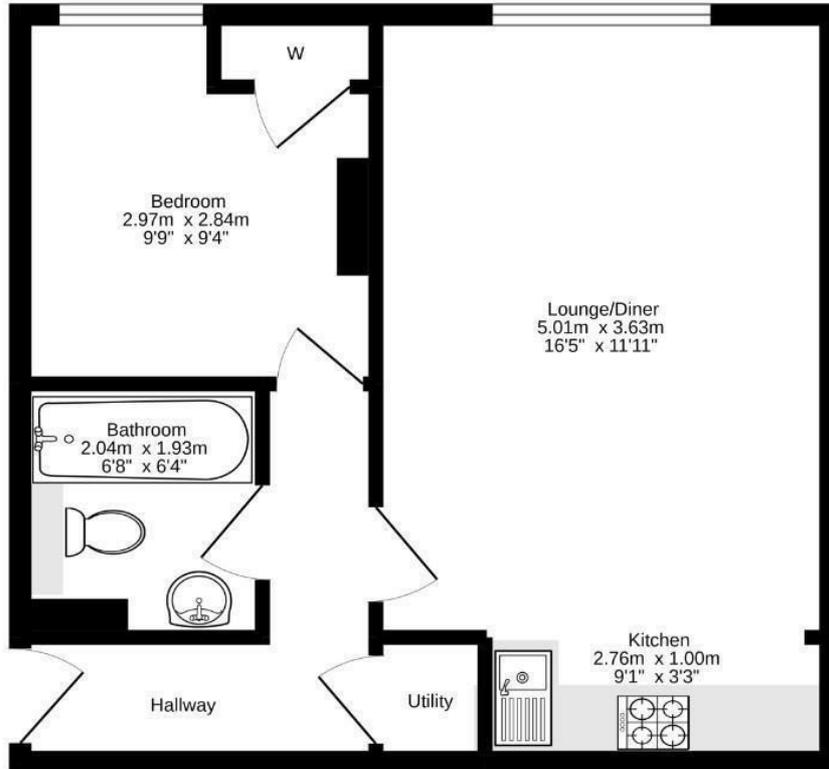


28 Blatchington Road, Hove, East Sussex, BN3 3YU

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Ground Floor
38.4 sq.m. (414 sq.ft.) approx.



TOTAL FLOOR AREA : 38.4 sq.m. (414 sq.ft.) approx.
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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	73
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			

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.