



## Dyke Road, Brighton



£1,000

- STUDIO APARTMENT
- MODERN DECOR THROUGHOUT
- IDEAL CENTRAL LOCATION
- AVAILABLE IMMEDIATELY
- FANTASTIC VIEWS

**\*\* VIEWINGS FULLY BOOKED \*\*** Robert Luff & Co are delighted to bring to market this modern studio 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; living/sleeping area, separate kitchen and 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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**Robert  
Luff & Co**  
 Sales | Lettings | Commercial



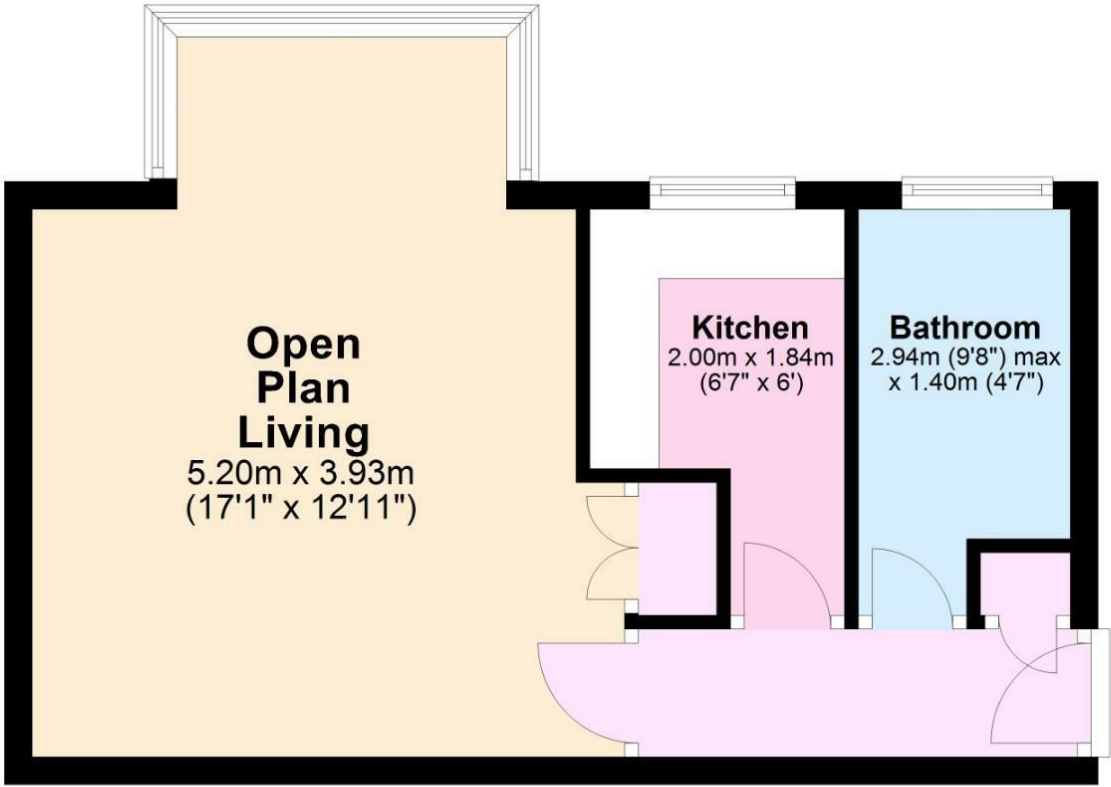
Accommodation





## Floor Plan

Approx. 32.7 sq. metres (351.6 sq. feet)



Total area: approx. 32.7 sq. metres (351.6 sq. feet)

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |  |                                                     |           |
|---------------------------------------------|---------|------------------------------------------------|--|-----------------------------------------------------|-----------|
|                                             | Current | Potential                                      |  | Current                                             | Potential |
| Very energy efficient - lower running costs |         |                                                |  | Very environmentally friendly - lower CO2 emissions |           |
| (92 plus) <b>A</b>                          |         |                                                |  | (92 plus) <b>A</b>                                  |           |
| (81-91) <b>B</b>                            |         |                                                |  | (81-91) <b>B</b>                                    |           |
| (69-80) <b>C</b>                            |         |                                                |  | (69-80) <b>C</b>                                    |           |
| (55-68) <b>D</b>                            |         |                                                |  | (55-68) <b>D</b>                                    |           |
| (39-54) <b>E</b>                            |         |                                                |  | (39-54) <b>E</b>                                    |           |
| (21-38) <b>F</b>                            |         |                                                |  | (21-38) <b>F</b>                                    |           |
| (1-20) <b>G</b>                             |         |                                                |  | (1-20) <b>G</b>                                     |           |
| Not energy efficient - higher running costs |         |                                                |  | Not environmentally friendly - higher CO2 emissions |           |
| England & Wales                             |         | EU Directive 2002/91/EC                        |  | England & Wales                                     |           |

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.