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## 38 Dyke Road

Brighton, BN1 3JB

£300,000

Guide price £300,000 - £325,000

A two bedroom second floor flat forming part of a substantial Victorian villa, within easy reach of Seven Dials, city centre and Brighton mainline station. An ideal first-time purchase or holiday home. Benefits include a share of the freehold, central heating, fitted kitchen and no onward chain.

This flat in Dyke Road is situated South of the Seven Dials where a comprehensive range of bars, delis, cafes, restaurants and other entertainments are to be found and Brighton mainline station is a short walk providing north bound commuters with links to London/the city. The cosmopolitan North Laine district, and Churchill Square shopping mall are easily accessible, as is the seafront and promenade.

Access is via the communal hallway with stairs rise to the second floor with the front door opening into an entrance hall with telephone entry system. Accommodation comprises of a lounge with a sash window which enjoys an easterly aspect with rooftop and sea views, radiator door leads to the kitchen which has a comprehensive range of cupboards and open shelving above, wall mounted boiler, hob and oven, space for fridge/freezer and sink beneath a sash window with a southerly aspect and sea views. There are two bedrooms the main at the back has fitted wardrobe and the second bedroom has a southerly aspect and sea views. The bathroom comprises of a modern white suite with an enclosed shower bath, glass screen, wash hand basin, towel radiator.

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.

- Guide price £300,000 - £325,000
- Ideal first time purchase/holiday home/investment
- Second floor apartment
- Two bedrooms
- Lounge
- Kitchen
- Bathroom
- Share of the freehold and no onward chain
- Gas central heating
- City centre and Brighton mainline station within easy reach



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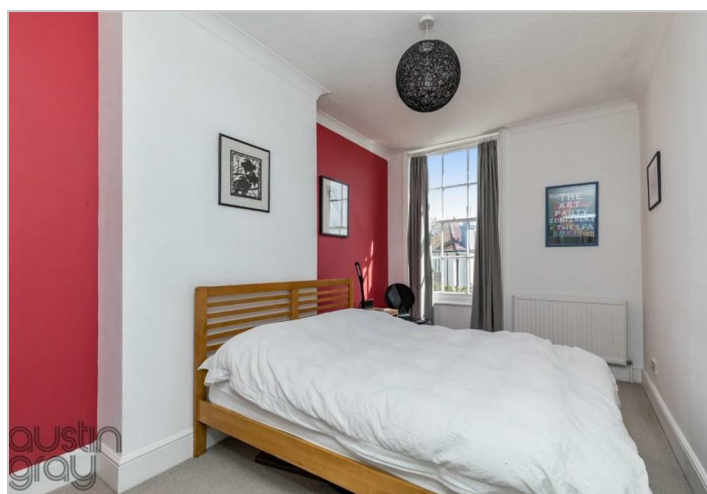
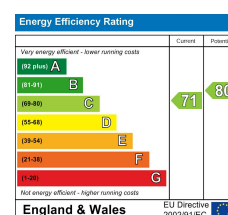
## Floor Plan



## Area Map



## Energy Efficiency Graph



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