

austin gray

Fairways Dyke Road

Brighton, BN1 5AD

Guide Price £300,000 - £325,000

2 1 1 C

Fairways Dyke Road

Located within the popular Fairways development on Dyke Road, this bright and spacious first floor apartment provides well-proportioned accommodation with an attractive outlook over the communal gardens.

The property is approached via a communal entrance and benefits from a welcoming entrance hall with doors leading to all principal rooms.

The impressive living room is a particularly bright and comfortable space, with a large window overlooking the surrounding greenery. There is plenty of room for both seating and dining, making this an ideal room for relaxing and entertaining.

The kitchen has been recently replaced and is finished in a clean, contemporary style, with a range of fitted wall and base units, work surfaces and integrated appliances. A further door provides access to the communal areas.















There are two well-proportioned bedrooms, both enjoying pleasant outlooks and excellent natural light. The principal bedroom is particularly spacious, while the second bedroom would make an ideal child's room, home office or guest bedroom.

The recently refitted bathroom is finished to a high standard with a modern white suite, bath with shower over, wash hand basin and WC, complemented by contemporary tiling and a heated towel rail.

Throughout the apartment, the new carpets and neutral presentation create a fresh and modern feel, meaning the property is ready to move straight into with little or nothing requiring attention.

Externally, residents benefit from well-maintained communal gardens, which provide a lovely green outlook from the apartment, together with residents' parking.

The property is offered with a share of the freehold and represents an excellent opportunity for a buyer looking for a well-maintained, recently updated two-bedroom apartment in a popular residential development.

EPC rating: C
Tenure: Share of Freehold approx 950 years remaining
Maintenance charges: £2,400 pa
Council tax band: B
Parking zone: Q



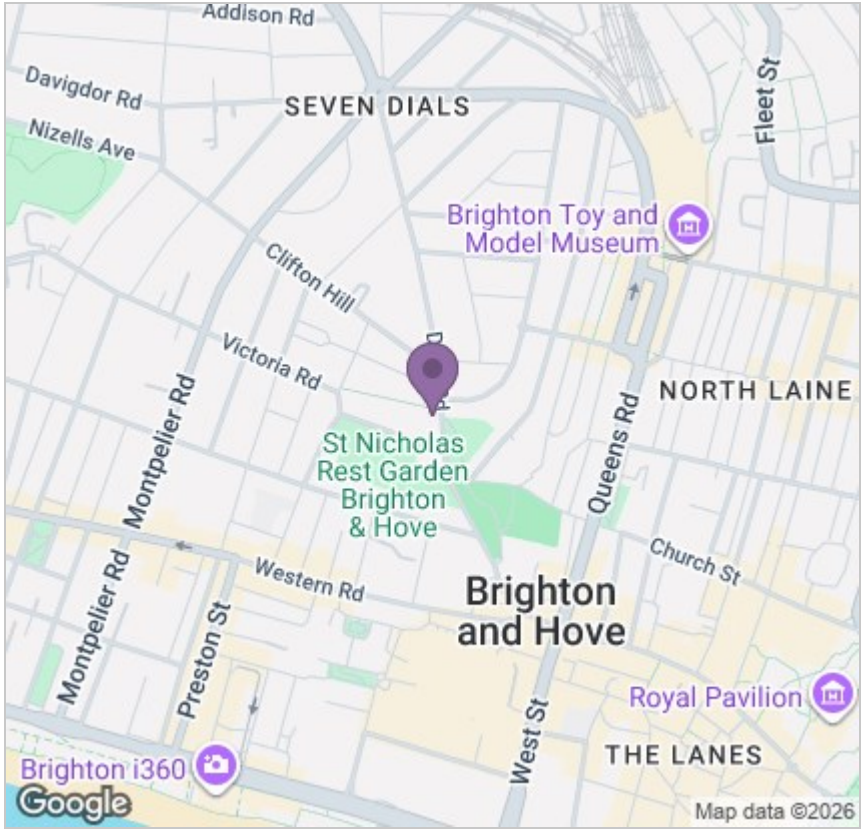




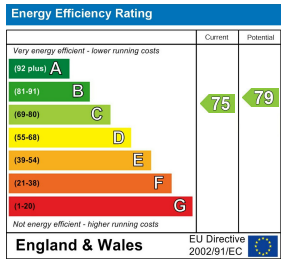
Floor Plan



Area Map



Energy Efficiency Graph



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.

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.

austin gray
first floor office 123-125 dyke road, hove, bn3 1tj
Tel: 01273 232232
residential@austingray.co.uk
www.austingray.co.uk

austin gray