

2 Alwyn House, 36a Dyke Road Avenue, Brighton BN1 5LE

Asking Price Of £325,000

- DOUBLE BEDROOM
- MODERN WHITE BATHROOM SUITE
- KITCHEN
- LIVING/DINING ROOM
- PRIVATE TERRACE
- ALLOCATED PARKING SPACE
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING

The flat forms part of the ground floor of this purpose built block being presented in excellent order throughout with a delightful double aspect open plan kitchen/living room with access onto the decked terrace. The property also features a modern bathroom, allocated parking space and is being sold with a share in the freehold.

Situated on this desirable tree lined road being within easy reach of Seven Dials and Brighton City Centre offering an abundance of amenities. Access onto the A23/27 is also easily accessible.

The accommodation with approximate room measurements comprises;

OPEN PLAN KITCHEN/LIVING ROOM

KITCHEN AREA Incorporating single sink, adjacent work surface with cupboards and drawers under, eye level wall cupboards, four ring gas hob, stainless steel extractor over, wine rack, integrated fridge, dishwasher and washing machine, cupboard housing gas fired boiler, double glazed sash window.

LIVING/DINING AREA Double Aspect with double glazed sash windows, radiator, door to:

TERRACE Decked area, space for table and chairs.

BEDROOM 1 Fitted double wardrobes, double glazed sash window, radiator.

BATHROOM Modern white suite comprising tiled panelled bath with mixer tap and shower attachment, glazed shower screen, wash hand basin with cupboards under, low level w.c, heated ladder style towel rail, tiled floor and walls.

OUTSIDE

ALLOCATED PARKING SPACE

PRIVATE TERRACE

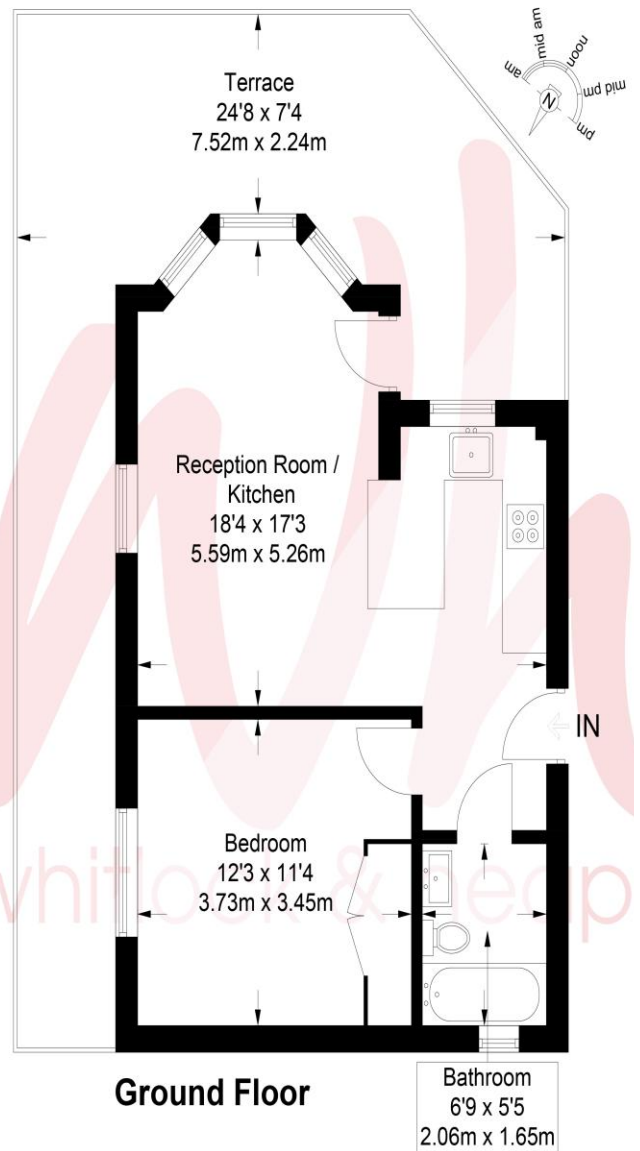
Space for table and chairs.

OUTGOINGS

SHARE OF FREEHOLD

LEASE 999 Years from 2010

MAINTENANCE Approximately £400 per annum



Approximate Gross Internal Area = 471 sq ft / 43.8 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2021

Portslade Branch

48 Boundary Road, Portslade BN3 4EF
 portslade@whitlockandheaps.co.uk
 01273 422706

Hove Branch

65 Sackville Road, Hove BN3 3WE
 hove@whitlockandheaps.co.uk
 01273 778577



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