

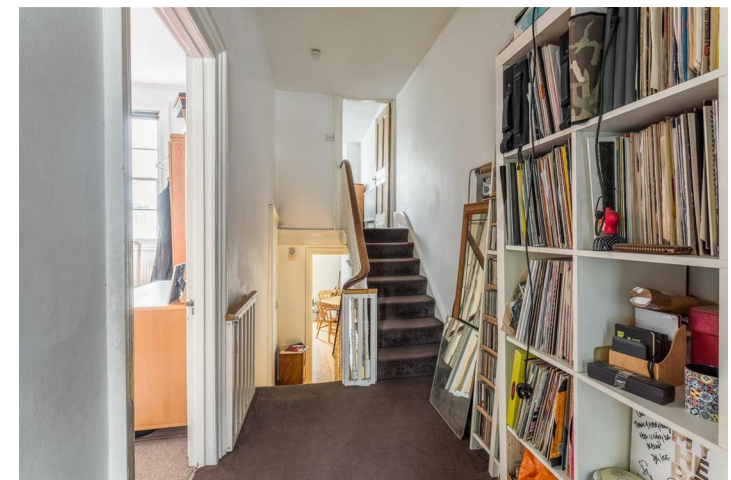
58 DYKE ROAD BRIGHTON, BN1 3JB

SHARE OF FREEHOLD

Fantastic apartment occupying the top two floors of this attractive period building. The property has a real sense of space throughout with a split level layout and plenty of natural light. The accommodation comprises; two double bedrooms, lounge with bay windows and feature fireplace, kitchen/ breakfast room and bathroom.

The location will certainly appeal to many being moments from Seven Dials and the City Centre, both with a wide range of popular shops, cafes and restaurants. Commuters will find Brighton Station an easy 5 minute walk away providing regular and direct links to London. Brighton seafront is under 1 mile away.

**Nicholas
James**
SALES LETTINGS AUCTIONS





58 Dyke Road

Approximate Gross Internal Area = 77.2 sq m / 831 sq ft

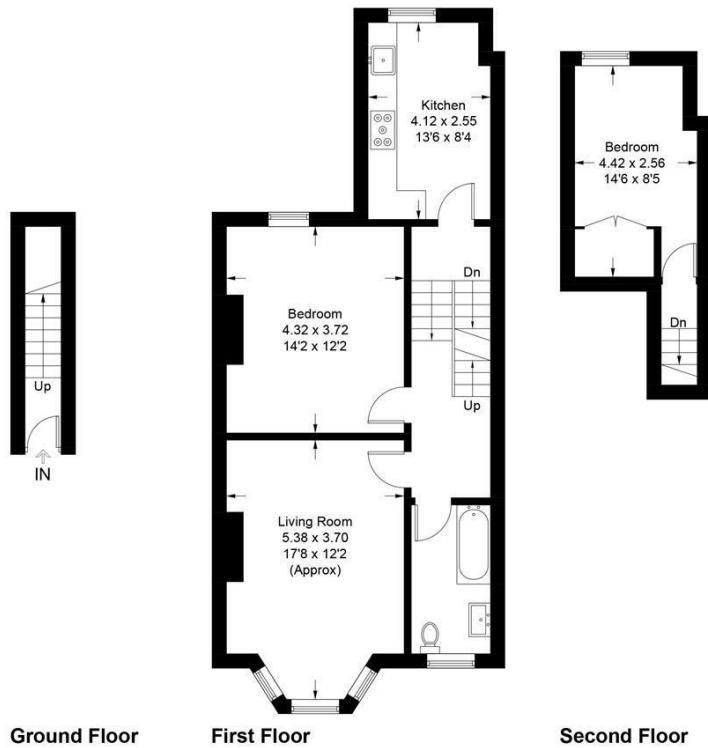


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1210322)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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