



## 37 Prestonville Court Dyke Road

Brighton, BN1 3UG

### Offers In The Region Of £400,000

Following through the well-maintained communal areas is a lift and stairs up to the first floor. The front door opens into a welcoming entrance hall, with two generously proportioned double bedrooms in a favourable Northeast direction, allowing for an abundance of natural light throughout the day.

Continuing through the carpeted hallway this leads into a spacious and dual aspect living/dining room, enhanced by a large bay window creating an airy and bright space that offers the perfect setting for hosting and relaxing.

At the rear of the property is a well-appointed and newly fitted kitchen with ample cabinetry spanning two walls with a broad range of integrated appliances including: an Induction Hob, oven, hood, dishwasher, fridge/freezer whilst a washing machine can be found in the spacious passage cupboard to maximise storage in the kitchen.

A newly installed and contemporary white bathroom suite has a full-size shower cubicle, separate bath and W.C.

The property also benefits from communal central heating and hot water that is maintained throughout the year, additionally there is a garage and residential permit parking at the back. The flat is a Share of Freehold with a lease of 125 years remaining. The service charge (along with the reserve funds) per annum is £4,486 and is inclusive of all the heating charges, water rates and the parking permit. There is a separate charge of £225p/a for the garage as well as a £250p/a Ground Rent.

- Share of Freehold
- Gas Central Heating
- Prime Location in Seven Dials, moments from Brighton Mainline Station
- Two Double Bedrooms
- Garage and Resident Permit Parking
- Modern Kitchen Fitted With Integrated Appliances
- UPVC Windows
- Heating & Water Rates Included In The Annual Service Charge
- Council Tax Band: D

### 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.



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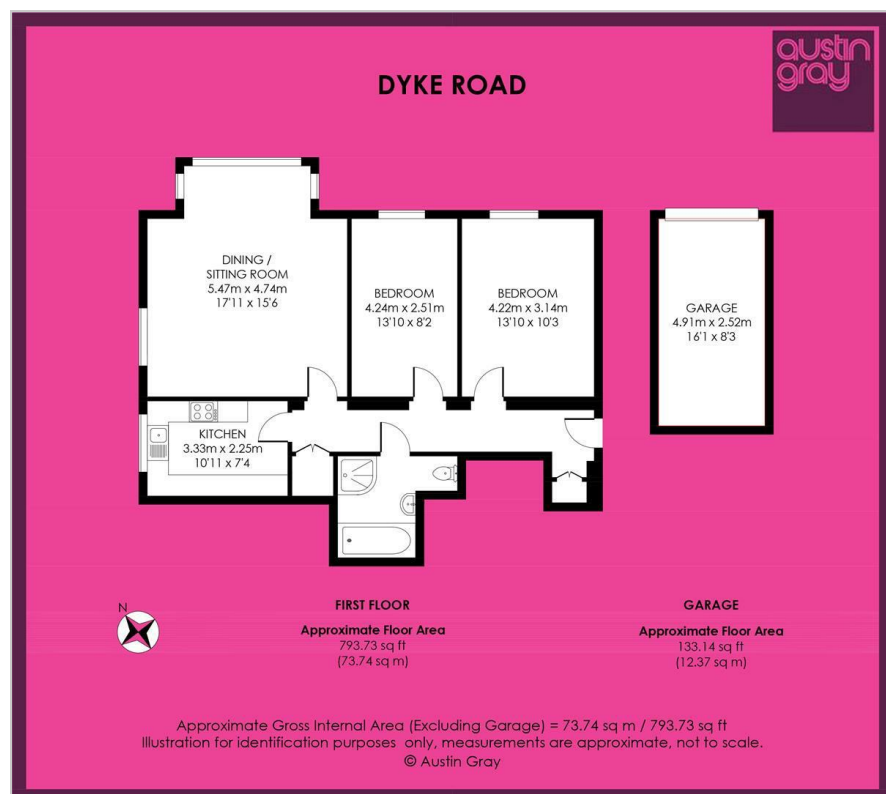
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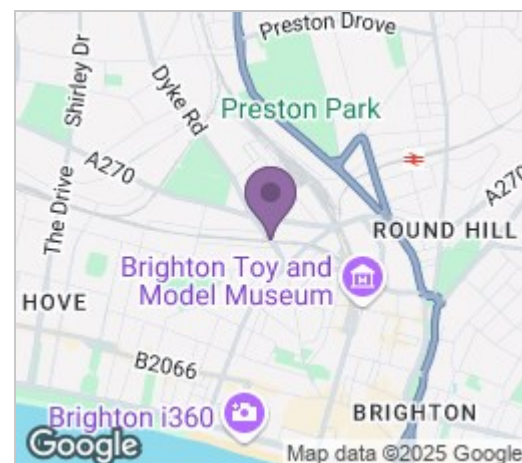
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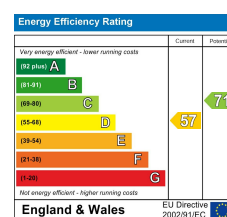
## Floor Plan



## Area Map



## Energy Efficiency Graph



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