

Apartment (EPC Rating:)

FLAT 5, 36 DYKE ROAD AVENUE, BRIGHTON, BN1 5LE

PCM

£1,500 PCM

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Brighton

**** AVAILABLE FOR 6 MONTH CONTRACT // ALLOCATED PARKING // SPACIOUS LIVING ROOM ****

This spacious two double bedroom apartment located on the popular Dyke Road Avenue, just a short walk from Hove Park & well connected to by road in & out of the city, is beautifully styled throughout and is situated on the 1st floor of this stunning period home on Dyke Road Avenue.

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The bright & airy living room offers plenty of space for both living & dining areas and contains a large bay window which floods the room with sunlight. The rest of the apartment consists of a roomy master bedroom, a separate modern kitchen, a beautifully tiled family bathroom and a second double bedroom which would work well for sharers or could make a great office space or at-home gym!

The property also benefits from an allocated parking space and communal gardens!

This charming apartment is well decorated throughout, with high ceilings and characterful features.. AVAILABLE JULY For further information please enquire.

ENTRANCE HALL

LIVING ROOM

16'5 x 13'9 (5.01m x 4.19m)

KITCHEN

10'2 x 7'8 (3.10m x 2.34m)

BEDROOM 1

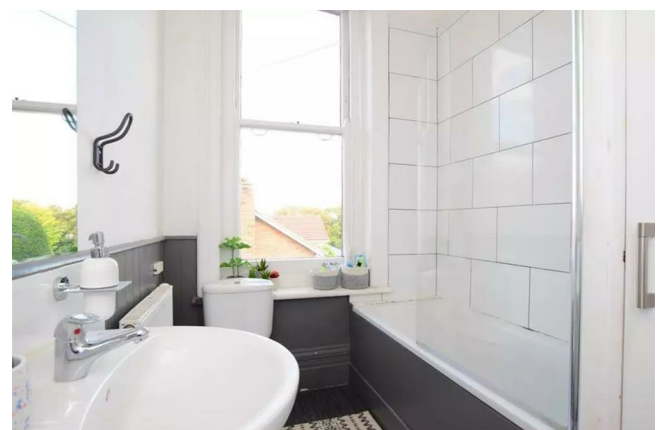
13'8 x 11'5 (4.17m x 3.48m)

BEDROOM 2

13'8 x 8'2 (4.17m x 2.49m)

BATHROOM

7'9 x 5'9 (2.36m x 1.75m)





Council Tax Band

Energy Performance Graph

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

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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 are advised to recheck the measurements.