



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

£300,000

Dyke Road
Brighton, BN1 3TG

PROPERTY SUMMARY

GUIDE PRICE £300,000 - £325,000

Introducing Westcombe, Dyke Road. Situated in one of the most prestigious locations, this area is perfectly positioned between the South Downs, National park and the city. Within walking distance to Preston Park and Brighton station, providing excellent transport and commuter links to London, The A23 is within east access by car. The local schools are off an exceptional standard. You are also a short walk away from the popular 7 dials which combines a range of quaint cafes, restaurants, pubs and shops.

Jack Taggart & Co are delighted to offer well presented two double bedroom maisonette. This apartment is set in a purpose built block, inclusive of access to off street parking and gorgeous well kept communal gardens. Entering the property you are met with a spacious entrance hall, perfect for storing coats, bags and shoes. Leading through to your open planned living/dining room, it has a cosy and rustic feel complimented by the dark oak parquet flooring. The vast west facing double glazed bow windows create a bright and airy feel and there is ample space for shelving units, seating areas and dining space to make perfect room for entertaining in the evenings with family and friends. This level also has the separate kitchen with is quirky mid century design throughout, there is plenty of storage space above and below the worktops, slots for all useful appliances as well as a huge window allowing plenty of natural light throughout the day.

As your make your way up to this unique mezzanine level, this floor comprised two very well proportioned double bedrooms. The master

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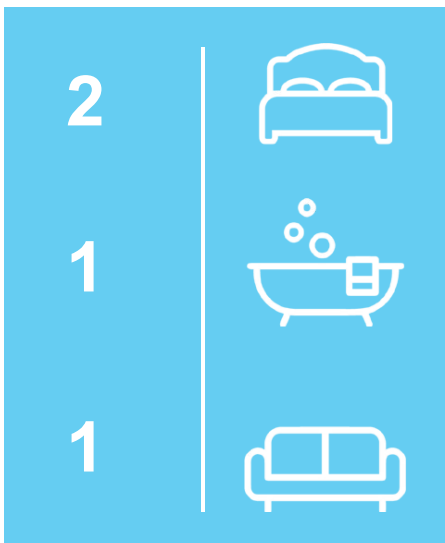
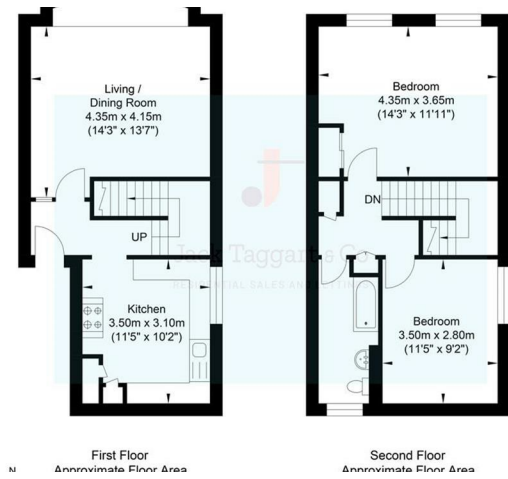
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales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