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Flat 1

48 Dyke Road, Brighton

Elegant one bedroom flat with period features, open plan living, modern kitchen, private patio, landscaped gardens, ample storage, and contemporary bathroom. Bright, stylish, and low maintenance.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Spacious apartment
- Landscaped garden
- Open plan living area
- Modern bathroom
- Ample built-in storage
- Period architecture
- Close to Brighton station



Kitchen / Living Room
13' 11" x 18' 8" (4.24m x 5.69m)

Bedroom
7' 11" x 18' 6" (2.41m x 5.65m)

Bathroom
6' 6" x 10' 11" (1.98m x 3.33m)





DYKE ROAD

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA

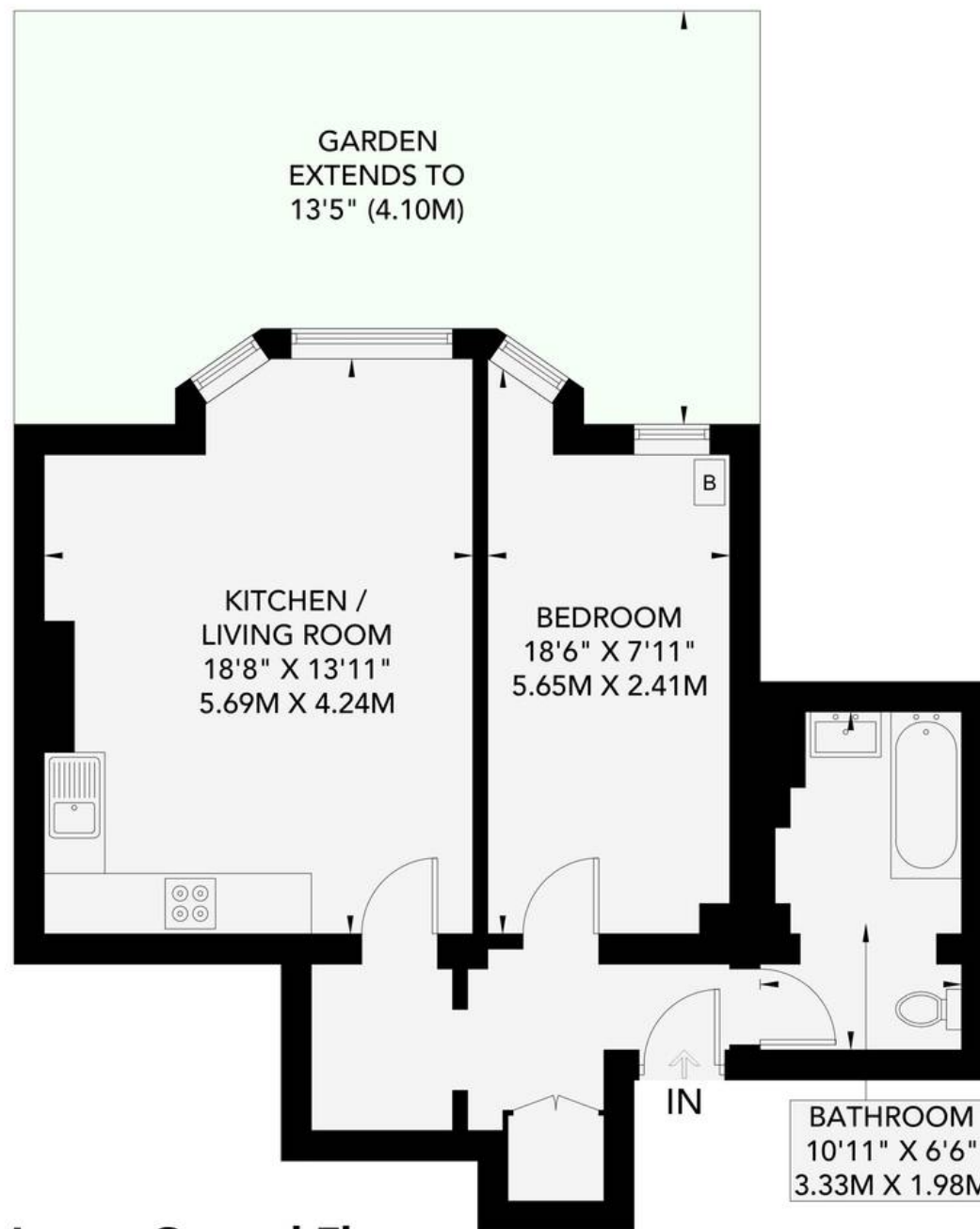
50.7 sq m / 545 sq ft



→	Measuring Points	CH	Ceiling Height
S	Storage Cupboard	T	Hot Water Tank
W	Fitted Wardrobes	FF	Integrated Fridge / Freezer
↖	Garden Shortened for Display	□	Head Height Below 1.5m
⊞	Skylight	B	Boiler

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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Lower Ground Floor
50.7 sq m / 545 sq ft



PROPERTY NOTES

Property:

Date:

Consultant:



Winn Estates

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