



26 Prestonville Court Dyke Road

Brighton, BN1 3UG

Offers In The Region Of £350,000



A SPACIOUS 6TH FLOOR FLAT WITH EXTENSIVE PANORAMIC VIEWS AND SOUGHT AFTER GARAGE BEING SOLD WITH NO ONWARD CHAIN IN AN EXCELLENT WELL CONNECTED LOCATION.

Set back in a well kept complex in a quiet yet convenient position. Located off Dyke Road in a excellent location with the vibrant Seven Dials nearby offering plenty of amenities including boutique shops, fashionable cafés, bars and restaurants. Brighton Station is within easy walking distance and Brighton seafront and busy shopping areas are located within 1 mile. The delightful Dyke Road Park with tennis courts, an open air theatre, playground and café are close by. To the south are St Ann's Well Gardens. Hove Park and Hove Recreation Ground are also in close proximity. Bus services pass along Old Shoreham Road, Dyke Road and Davigdor Road.



COMMUNAL ENTRANCE HALL

A well maintained communal area with lift or staircase to 6th Floor.

FRONT DOOR TO FLAT

Service cupboard to side.

ENTRANCE HALL

Spacious hallway with two ceiling light points, built in cloaks storage cupboard with hanging rail and storage over, further built in airing cupboard housing hot water cylinder and water tank with control panel to side. Radiator. Video door entry phone system, telephone point.

LOUNGE 17'3 x 15'6 (5.26m x 4.72m)

Dual aspect to South and East with double glazed bay window and further single tilt and turn window, both offer exceptional views across town, to sea and to the South Downs. Coved ceiling and light point, wall light point, radiator with thermostatic valve. Feature fireplace with wooden fire surround, Tv aerial point, telephone point.

KITCHEN 11'3 x 7'5 (3.43m x 2.26m)

Southerly aspect with double glazed tilt and turn window offering views across town. Range of eye level and base units comprising of cupboards and drawers, corner display shelving, roll edge work surfaces, tiled splash backs, stainless steel one and half bowl sink with mixer tap, space and plumbing for washing machine and dishwasher, built in 4 burner gas hob with oven under and extractor hood over, space for larder style fridge/freezer.

BEDROOM ONE 13'10 x 8'1 to wardrobe front (4.22m x 2.46m to wardrobe front)

Easterly aspect with double glazed tilt and turn window offering exceptional views across town and to the South Downs. Ceiling light point, wall light point, radiator with thermostatic valve. Extensive range of built in wardrobes providing hanging space and shelving with mirror fronted sliding doors.

BEDROOM TWO 13'10 x 8'3 (4.22m x 2.51m)

Easterly aspect with double glazed tilt and turn window offering exceptional views across town and to the South Downs. Ceiling light point, wall light point, radiator.

BATHROOM

Internal bathroom with ceiling light point, part tiled walls, wall mounted heated chrome towel rail, pedestal wash hand basin with hot and cold taps, panelled bath with telephone style mixer tap and shower attachment, wall mounted electric 'Aqualisa' shower, shower screen.

SEPARATE W.C

Ceiling light point. Low level w.c, wall mounted wash basin with hot and cold taps, tiled splash backs.

OUTSIDE

GARAGE 17'4 x 8'4 max (5.28m x 2.54m max)

No.31, with up and over door, located to the rear of the block.

COMMUNAL FACILITIES

Communal gardens, visitor/resident parking, inhouse caretaker, storage facilities.

STORAGE LOCKER

Located in store room at the end of the garage block, to the side of the next block. Locker No.26.

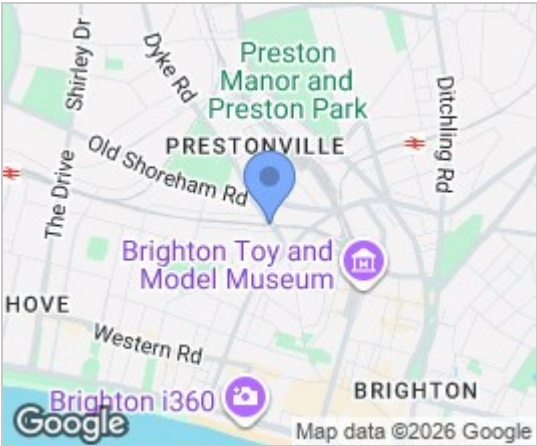
OUTGOINGS

Lease: 150 yrs from 29.9.1999 - 123 yrs remaining.
Service Charge: £3,799.50pa includes communal heating and water, inhouse caretaker, communal gardens, lift service, annual reserve fund contribution £950.
Ground rent: £25 per annum
Garage: Annual service charge is £114.46 and the annual reserve fund charge is £135.14.

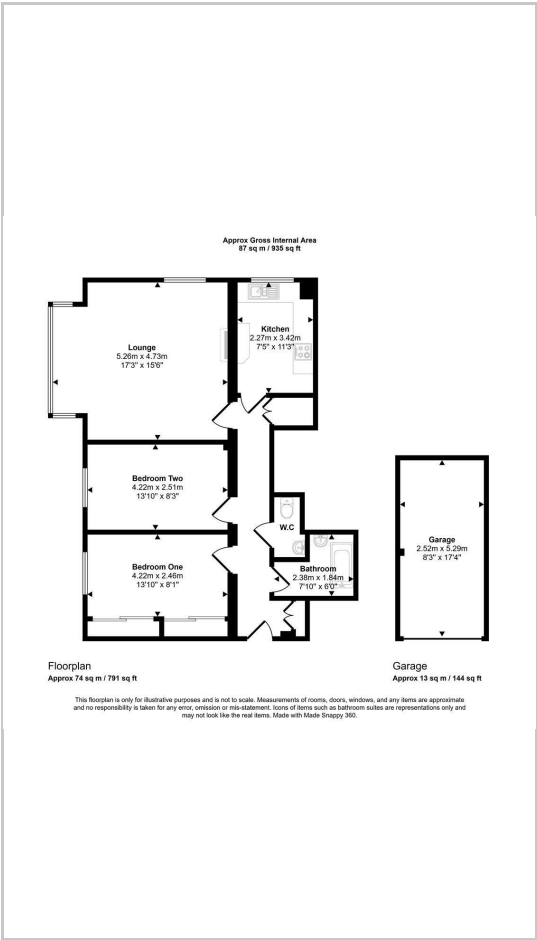
COUNCIL TAX

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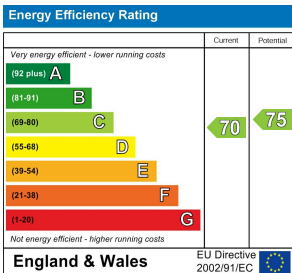
Area Map



Floor Plans



Energy Efficiency Graph



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