

Apartment (EPC Rating: )

**340A DYKE ROAD, BRIGHTON, BN1 5BB**

**£1,600**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 1 Bedroom Apartment located in Brighton

\*\*\* HIGHLY IMPRESSIVE 1 BED GARDEN FLAT WITH PARKING \*\*\*

A stunning 1 bedroom apartment with high vaulted ceilings & spacious patio garden available to let from October 2024.

Situated on the ground floor of this impressive building on the prestigious and ever-popular Dyke Road, this apartment benefits from it's own on street entrance, an allocated parking space & a spacious patio garden!

To the rear of this property, the spacious open-plan kitchen/living room is beaming with light 24/7 thanks to it's high vaulted ceilings with skylights, as well as the bi-folding doors out to the patio.

The entire property has been recently refurbished throughout to an extremely high standard, catering for one's every need.

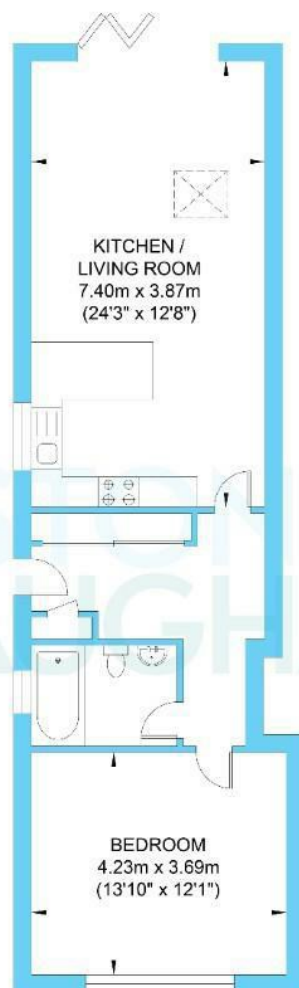
The master bedroom to the front is ample sized and quiet, with a cosy dark green feature wall.

Ideally located for access out of town by car, for those who need to get to Gatwick/London on a regular basis.

Available Unfurnished from October 2024.



## Dyke Road



Ground Floor  
Approximate Floor Area  
639.37 sq ft  
(59.40 sq m)

Approximate Gross Internal Area = 59.40 sq m / 639.37 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

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

Call us on

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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.