

Apartment (EPC Rating: )

# FLAT 06, DYKE ROAD MANSIONS 144-146 DYKE ROAD, BRIGHTON, EAST SUSSEX,

Per Month

# £1,350 Per

**ASTON  
VAUGHAN**  
Sales and Lettings



# 2 Bedroom Apartment located in Brighton

**\*\* 2 BEDROOMS // POPULAR 7 DIALS LOCATION // AVAILABLE DECEMBER \*\***

A stylish 2 Bedroom (1 double, 1 single) apartment in this sought after 7 Dials area of Brighton. Close walking distance to Brighton Station, the City Centre & Brighton's Famous Seafront.

This apartment, which is bound to be highly popular, benefits from a spacious open plan kitchen/living room with large sash window offering plenty of light, roomy double master bedroom to the back, a 2nd bedroom (single) with boiler cupboard, \*perfect for a home office\* and a separate bathroom with shower over bath.


Located on the first floor of a beautiful period building in the heart of the 7 Dials Area. Available Immediately

This property comes part furnished, with living room furniture included, but no beds.



Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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.