

Dyke Road, Brighton

Asking Price £400,000



- The Royal Alexandra Quarter Development
- Two double bedroom ground floor apartment
- Private Balcony
- Originally with 10 year NHBC guarantee
- Secure Underground Parking

Cawthorne House, Dyke Road, Brighton, BN1 3GZ



This beautifully presented apartment is situated in the Clifton & Montpelier Conservation area within the grounds of the former Alexandra Hospital.

This state-of-the-art new build development by Taylor Wimpey has been finished to exacting standards and was originally built with a 10 year NHBC new build warranty. The development meets the code of sustainable homes and is energy efficient with a high-efficiency heating system, double glazing and superior insulation. In addition a Vectaire in-built filtration system diffuses clean air throughout the apartment for healthier living.

Access to Cawthorne House is via a video entry phone into a bright lobby, there is a lift to the underground parking area.

The apartment has a spacious entrance hall with double doors to a utility/airing cupboard. The lounge and kitchen are open plan, creating a lovely, spacious and sociable living space. Sliding doors lead from the lounge area and open onto the westerly facing balcony, overlooking the communal gardens.

Both bedrooms are doubles and the master bedroom also benefits from an en-suite shower room. Both the family bathroom and master bedroom en-suite have Villeroy & Boch sanitary ware.

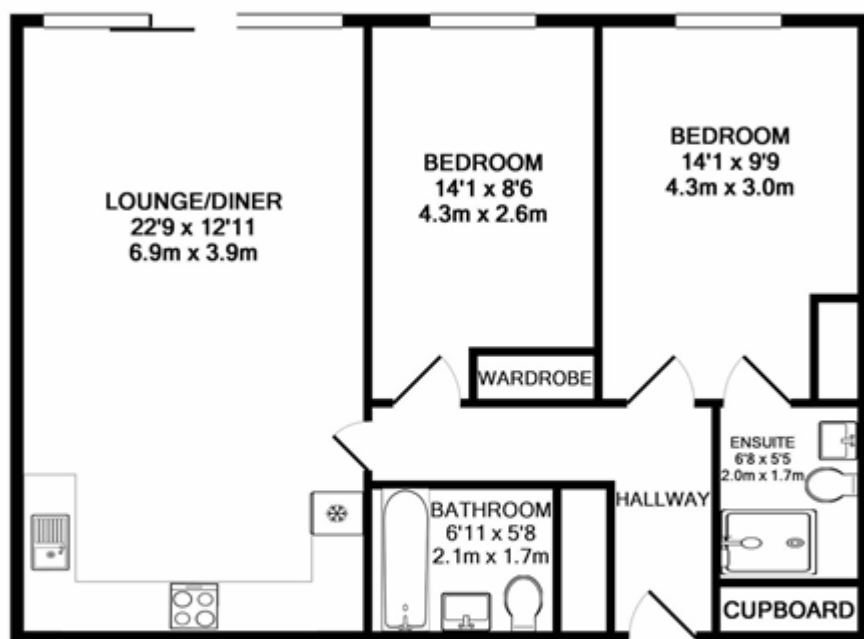
The vibrant Seven Dials, with its award winning restaurants and fashionable cafes can be found close by as well as the North Laine, South Lanes and Seafrost, offering eclectic shops and the chance to relax by the water. Brighton mainline train station is situated close by with regular services to Gatwick, London and the South coast.



Picture this...

What a perfect home to come and relax in for the weekend...Everything is literally on your doorstep including a wide range of shops, bars, restaurants and many local attractions.

You can really soak up Brighton's cosmopolitan atmosphere as living here so why not take a short walk down to Brighton's famous seafront when you can enjoy the beautiful views and sunsets this City has to offer.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accommodation

GROUND FLOOR

ENTRANCE HALL

OPEN PLAN LIVING AREA
22' 9" x 12' 11" (6.93m x 3.94m)

BEDROOM ONE
14' 1" x 8' 6" (4.29m x 2.59m)

BEDROOM TWO
14' 1" x 9' 9" (4.29m x 2.97m)

EN-SUITE
6' 8" x 5' 5" (2.03m x 1.65m)

BATHROOM
6' 11" x 5' 8" (2.11m x 1.73m)

OUTSIDE

BALCONY

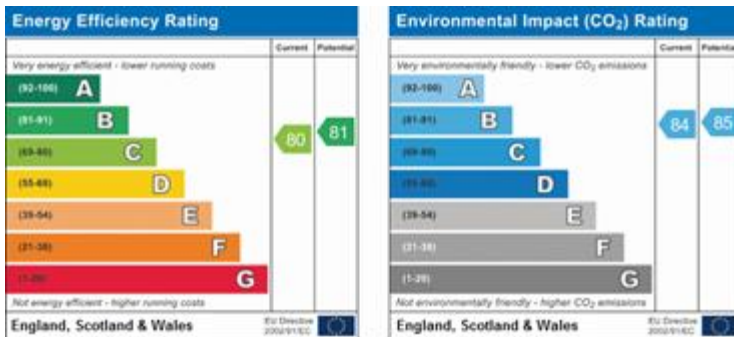




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note: Whilst every care has been taken to prepare these sales 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

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still
01273 771111

westernrd@phillipsandstill.co.uk
 112 Western Road, Brighton, East Sussex, BN1 2AB
www.phillipsandstill.co.uk