



67, Woodland Court, Dyke Road Avenue, Brighton BN3 6DQ

**Spencer
& Leigh**

67, Woodland Court,
Dyke Road Avenue, Brighton BN3 6DQ

£1,195 PCM -

- Spacious top floor flat
- Three bedrooms
- Two bathrooms
- Modern fitted kitchen
- Private South facing balcony
- Glorious panoramic views
- GCH & Double glazed windows
- Garage providing parking for one car
- Available immediately, unfurnished
- Sought after location

Offering outstanding views and presented in a modern, contemporary style is this spacious three bedroom flat which includes a garage providing parking for one car. The flat is presented in what is considered to be good condition with a spacious lounge/dining room having its very own South facing balcony, a modern fitted kitchen with integrated appliances, double glazing and gas fired central heating. Woodland Court is situated in a prestigious location on Dyke Road Avenue with easy access to Brighton & Hove City Centre and the A23/A27 interchange. Internal viewing is highly recommended to fully appreciate all that is on offer. The flat is available to let immediately, on an unfurnished basis. Viewing is highly recommended.



Woodland Court is ideally situated for easy access to Brighton mainline railway station, Preston Park railway station, and road networks in and out of the city. There is a selection of shops, parks and cafes nearby along with what are considered to be good schools catering for all age groups.



Entrance Hall

Kitchen
10'5 x 7'2

Main reception room
10'5 x 17'6

Balcony
3'11 x 9'

Bedroom 1
9'7 x 16'1

Bedroom 2
10'2 x 13'

Bedroom 3
8'1 x 8'4

Bathroom

Shower room

Garage

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Starting out at Spencer & Leigh
108 Old London Road, Patcham,
Brighton, BN1 8YA

Head northwest on Old London Road
toward Old Patcham Mews

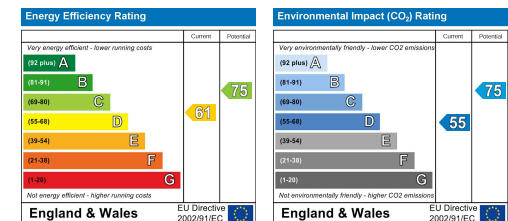
Turn right onto London Road/A23

At the roundabout, take the 1st exit
onto Mill Road

At the roundabout, take the 1st exit
onto Dyke Road Avenue

Turn right onto Woodland Court

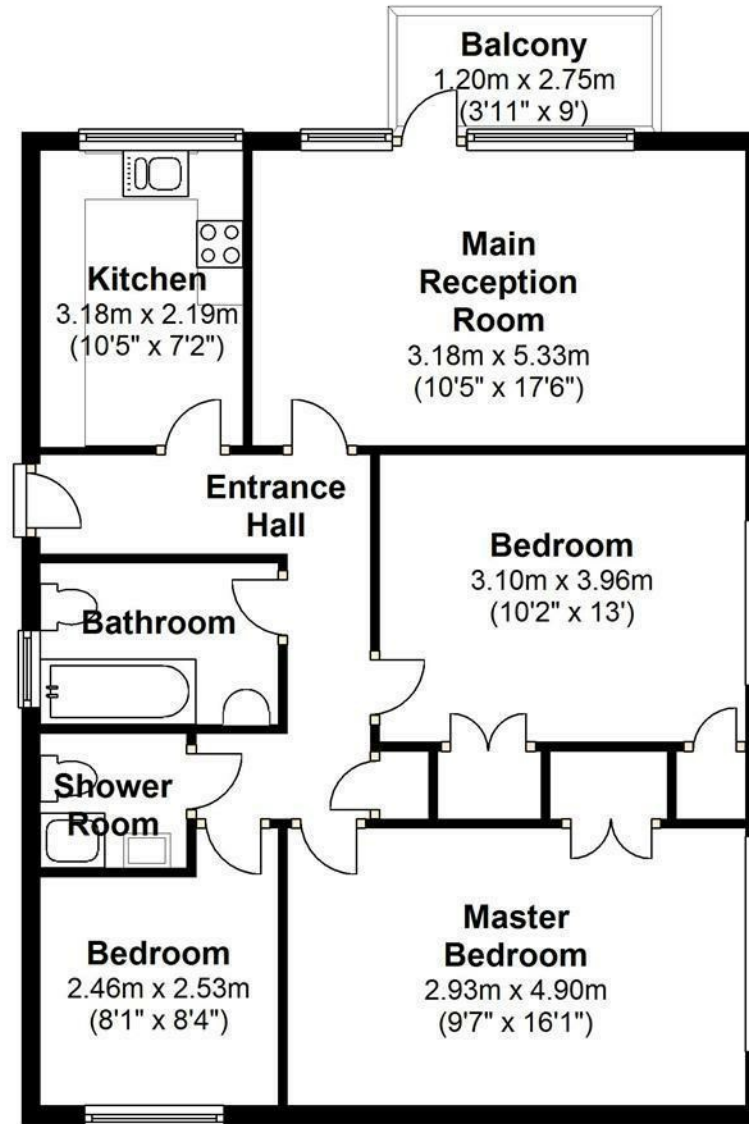
Arrive at Woodland Court, Dyke Road
Avenue



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& Leigh

Third Floor

Approx. 77.3 sq. metres (832.1 sq. feet)



Total area: approx. 77.3 sq. metres (832.1 sq. feet)