



Dyke Road Avenue, Hove, BN3 6DN  
 £350,000



Energy Efficiency Rating		Current	Potential
100 to 1000	A		
80 to 100	B		
60 to 80	C		
40 to 60	D		
20 to 40	E	49	56
1 to 20	F		
0 to 10	G		

Best energy efficient - higher running costs

England, Wales & N.Ireland

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
100 to 1000	A		
80 to 100	B		
60 to 80	C		
40 to 60	D		
20 to 40	E	43	49
1 to 20	F		
0 to 10	G		

Best environmentally friendly - higher CO<sub>2</sub> emissions

England, Wales & N.Ireland

TOTAL APPROX. FLOOR AREA 93.5QM  
 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

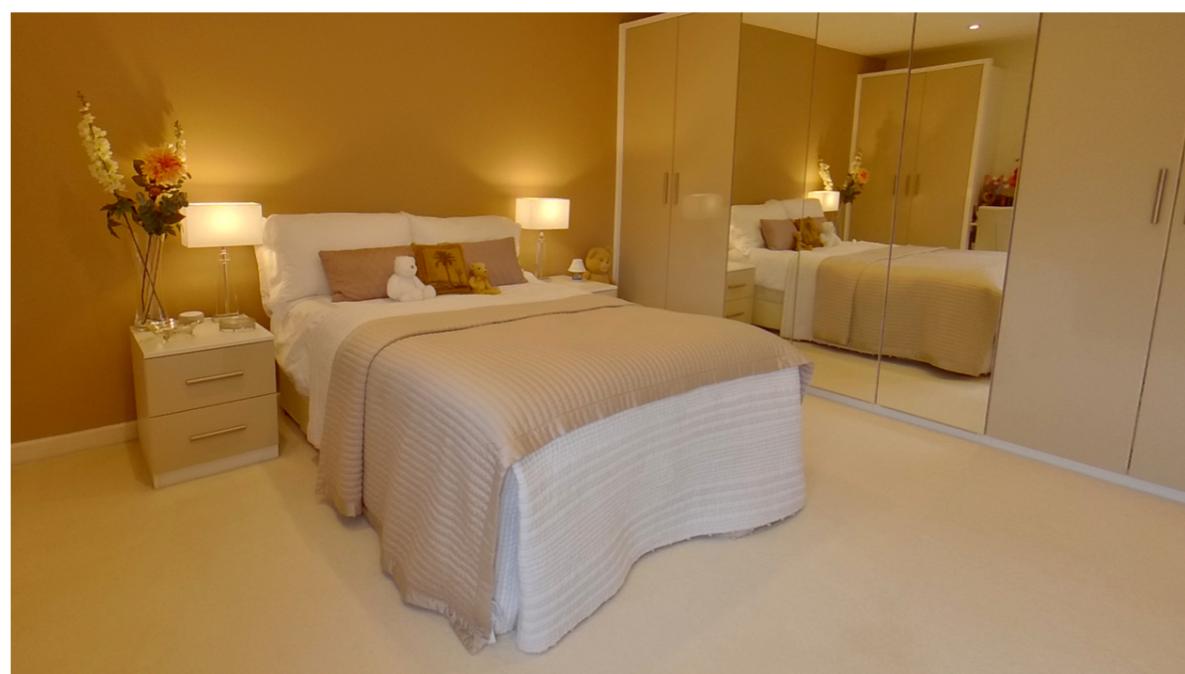




John Hoole Estate Agents are pleased to bring to the market this superbly presented top floor apartment with share of freehold. The current owners have completely refurbished the property since purchasing in 2014, and benefits include a brand new contemporary kitchen, bathroom with walk-in shower and jacuzzi bath and the installation of double glazing.

The accommodation comprises of three bedrooms, the master bedroom being of a particularly generous size and fitted with built-in wardrobes and dressing table. The living room is also very spacious, having room to accommodate a dining area too, and views of the sweeping communal lawns and beyond can be enjoyed through the large window. The property feels light and airy throughout, in part due to the dual aspect windows but also enhanced by the tasteful decor in the choice of colour schemes and finishes, all to a very high standard.

Further benefits to the property include a good-sized private ground floor storage room, a single garage and access to the beautiful communal gardens. This presents as a property ready to move into and will have wide appeal, including as a good buy-to-let investment.



- Share of Freehold and Long Lease
- Purpose built top floor apartment
- New kitchen with integrated appliances
- Contemporary bathroom, sep shower
- Recently installed GCH, boiler and radiators
- Single garage
- Extensive communal gardens
- Lovely views

