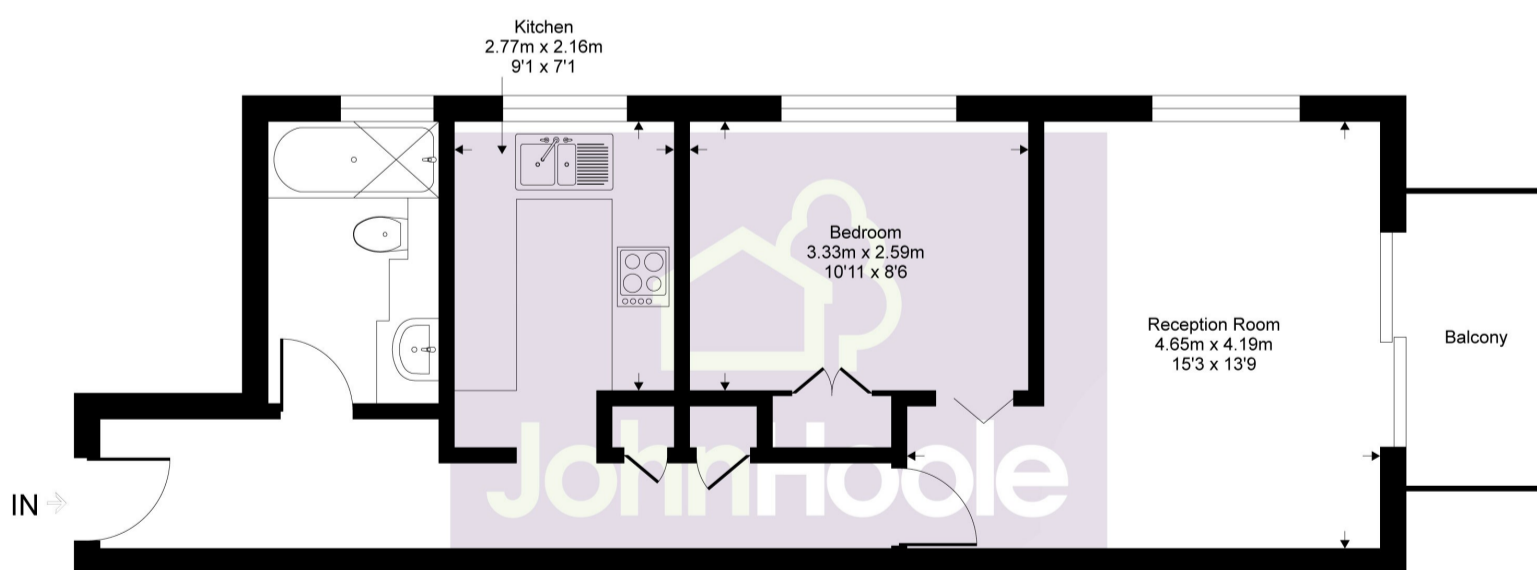




Park Lodge, BN3 6NF
 £270,000



Park Lodge, BN3
 Approximate Gross Internal Area = 48 sq m / 515 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(81-91)	A		
(61-80)	B		
(34-60)	C		
(19-33)	D		
(13-18)	E		
(7-12)	F		
(1-6)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	79
		EU Directive 2002/91/EC	

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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.





If you want the wow factor in your new home, look no further than this immaculately presented one bedroom flat. Purpose-built to provide light and spacious accommodation throughout, this third-floor property has been thoughtfully and tastefully refurbished to a very high standard by its current owner, and with no further modifications needed it's ready to enjoy from the moment of moving in. The contemporary styling of the open-plan kitchen/living/dining room adds very much to the appeal of the flat, but the stand-out feature is the large south-facing balcony with panoramic views of the sea to enjoy. All windows are double glazed and the living room benefits from a dual aspect so is light-filled throughout the day. Park Lodge provides its residents un-allocated parking spaces and attractive south-facing communal gardens and with its convenient location, this property would be ideal for commuters, first time buyers, retirees or even for investment purposes as a buy-to-let.

Nestled between Dyke Park and open playing fields, Park Lodge boasts an enviable address on Dyke Road which connects City centre to the South with the A23 and A27. Facilities on your doorstep include a small parade of shops, cafes, gym, tennis courts, open-air theatre, gardens, 24hour Tesco, petrol station and a regular bus service into the city and outlying areas. For commuters, the train stations at Preston Park and Brighton are within 15 minutes' walk, and the popular area of Seven Dials with its array of boutiques, eateries and artisan bakeries is within close proximity.



- NO ONWARD CHAIN AND LONG LEASE
- ONE BEDROOM PURPOSE BUILT APARTMENT
- SOUTH-EAST FACING BALCONY
- SEPARATE KITCHEN
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT
- EPC RATING C
- COMMUNAL GARDENS AND BIKE STORAGE
- UN-ALLOCATED PARKING FOR RESIDENTS AND VISITORS
- PANORAMIC AND DISTANT SEA VIEWS
- EXCELLENT COMMUTER LINKS

