



Spencer & Leigh

152-158, Dyke Road, Brighton, BN1 5PA

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Price £250,000 - Leasehold

- One double bedroom apartment
- Low rise purpose built block
- No ongoing chain
- Generous living room overlooking gardens
- Modern fitted kitchen with built in appliances
- White modern bathroom/WC
- Long remaining lease term
- Close to Seven Dials & Brighton Station
- Exclusive to Spencer & Leigh
- Viewing highly recommended

Belvedere is a low rise purpose built block conveniently located for the popular Seven Dials area with Brighton Mainline Station being within walking distance. This lovely first floor apartment overlooks the rear of the building with a pleasant Easterly aspect having views over the communal gardens. The property benefits from an extended lease and is being offered For Sale with the advantage of no ongoing chain. You enter the property from a communal entrance with with stairs rising to the first floor as there is no lift. The private front door leads to an entrance hallway with built in storage space. The principal rooms all overlook the communal gardens with large windows letting in natural light. Both the kitchen and bathroom fitments are modern, functional and ready for use. Viewing highly recommended, Exclusive to Spencer & Leigh.



Dyke Road is a highly desirable location and affords all the benefits associated with the area along with travel networks in and out of the city including Preston Park and Brighton mainline railway station are all within easy reach as are the open green spaces of Hove or Preston Park.



Communal Entrance

Stairs rising to all Floors

Entrance

Entrance Hallway

Sitting Room
16'7 x 13'10

Kitchen
10'2 x 4'9

Bedroom
11'3 x 8'7

Bathroom

OUTSIDE

Communal Gardens

Property Information

169 years remaining on the lease

Service Charge - £1,206.00 p/a

No Ground Rent

Council Tax Band A: £1,558.71 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Restricted on street parking - Zone Q

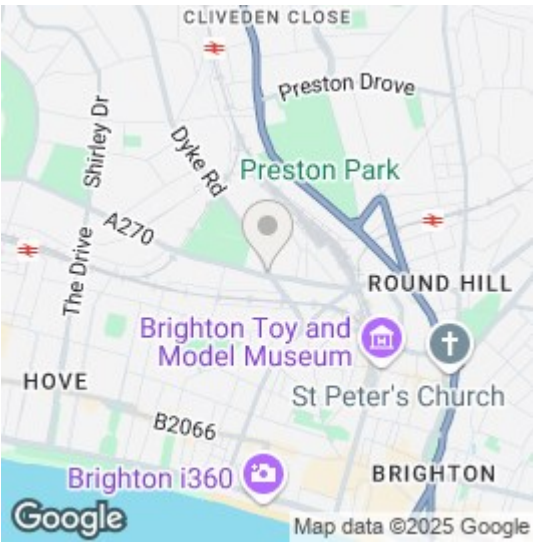
Broadband: Standard 21 Mbps and Superfast 70 Mbps available (OFCOM checker)

Mobile: Fair/Good coverage (OFCOM checker)


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.

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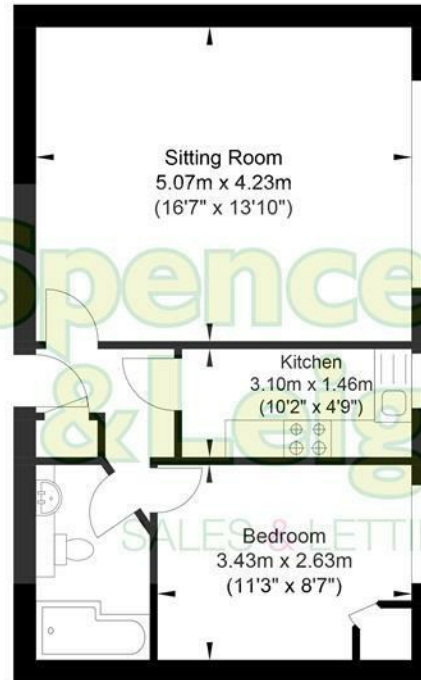


Council:- BHCC
Council Tax Band:- A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Spencer
& Leigh

Dyke Road



Approximate Gross Internal Area = 43.20 sq m / 465.0 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.