

Sawyer&Co.  
sales & lettings

Dyke Road, Brighton

East Sussex

Guide Price **£230,000**



## Fairways

Dyke Road, Brighton

Located in Brighton, near the amenities of Seven Dials, Dyke Road Park and equidistant between Preston Park & Brighton Train Stations. An immaculately presented TOP FLOOR APARTMENT with ONE DOUBLE BEDROOM & FIRST COME FIRST SERVED PARKING.

Situated on the top floor of an attractive and well-maintained 1930s apartment building, this dual aspect one-bedroom flat is just across the road from Dyke Road Park and is conveniently located for the bustling independent shops, bars and restaurants of Seven Dials.

The property is briefly comprised of a good-sized lounge, a separate contemporary style kitchen, one double bedroom and a modern bathroom suite complete with a shower over bath. There are several built-in cupboards for extra handy storage.

The well-tended communal gardens wrap around the complex, providing a beautiful selection of mature Verbena, geraniums, lavender and hydrangeas. Residents of Fairways benefit from unallocated off-road parking on a first come first served basis, with each resident benefiting from one resident permit and one visitor permit. A secure bicycle shed and storage shed are both available by application to managing agents.





## THE LOCAL AREA

Set back from Dyke Road, Fairways sits directly opposite the green open spaces of Dyke Road Park with its sea views, tennis courts, children's playgrounds and landscaped gardens, along with the open-air Boat Theatre. Situated only a short walk away from Seven Dials, this popular area offers a wide variety of stylish independent shops, coffee bars, and restaurants. The seafront, Churchill Square Mall, and the high street stores of Western Road, together with the bustling North Laines and South Laines, are all within easy reach. There are plenty of regular bus services into the centre of Brighton and out to Devil's Dyke, while both Brighton and Preston Park stations are less than a mile away, providing convenient mainline commuter links.

## FURTHER INFORMATION

Currently, the property is in Council Tax band A, which was charged at £1,637.19 for 2025/26, and is in Parking Zone Q.

EPC rating - D

Council Tax - A

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by. Parking zone - Q

## TENURE & OUTGOINGS

Tenure: Leasehold

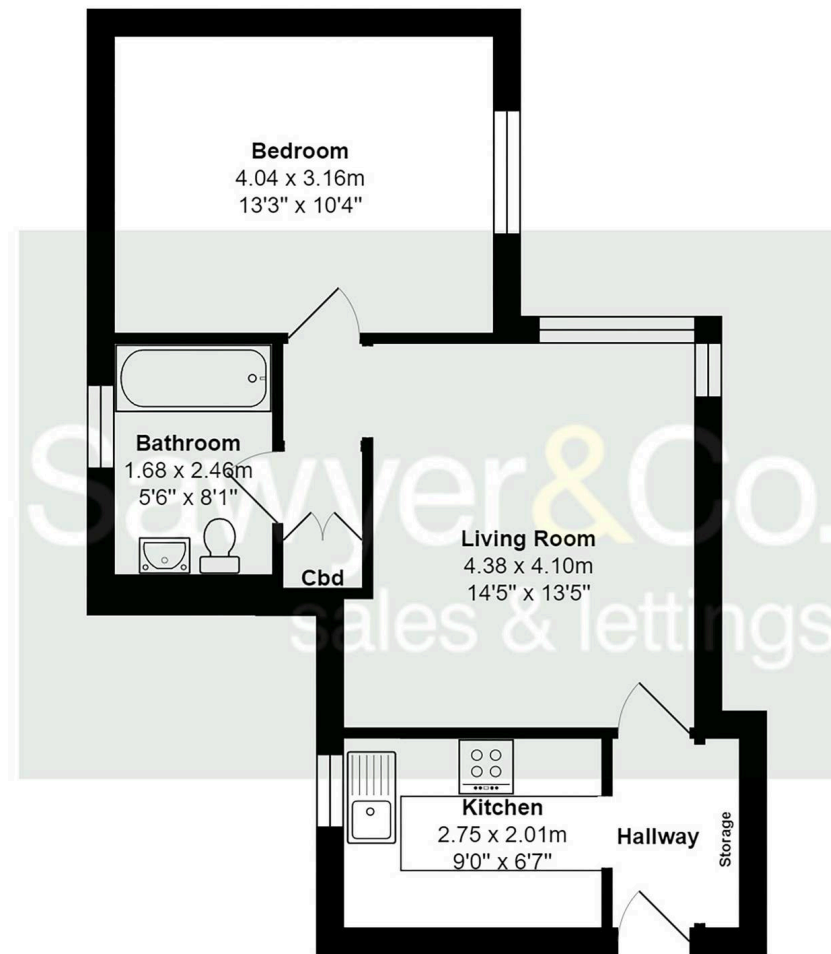
Unexpired term on lease - 137 years

Service Charge -£1,766.94 pa

Ground Rent - £90 pa

This information has been provided by the seller. Please obtain verification via your legal representative.





**Total Area: 41.9 m<sup>2</sup> ... 451 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.



## Sawyer & Co- Brighton

211 Preston Road, Brighton - BN1 6SA

01273 778844 • [clientservices@sawyerandco.co.uk](mailto:clientservices@sawyerandco.co.uk) • [www.sawyerandco.co.uk/](http://www.sawyerandco.co.uk/)

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.