



Dyke Road, Brighton, BN1 5AA  
**£375,000 - £400,000 Guide**



**GOLDIN  
LEMCKE**

01273 777123  
GOLDINLEMCKE.COM

SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002



# Dyke Road, Brighton, BN1 5AA

**£375,000 - £400,000 Guide**

A well-presented two-bedroom flat occupying the entire lower ground floor of this attractive period building, positioned in an exceptionally central and sought-after location directly opposite Dyke Road Park. The property benefits from a delightful rear garden with rear access, as well as excellent outdoor storage and additional living space.







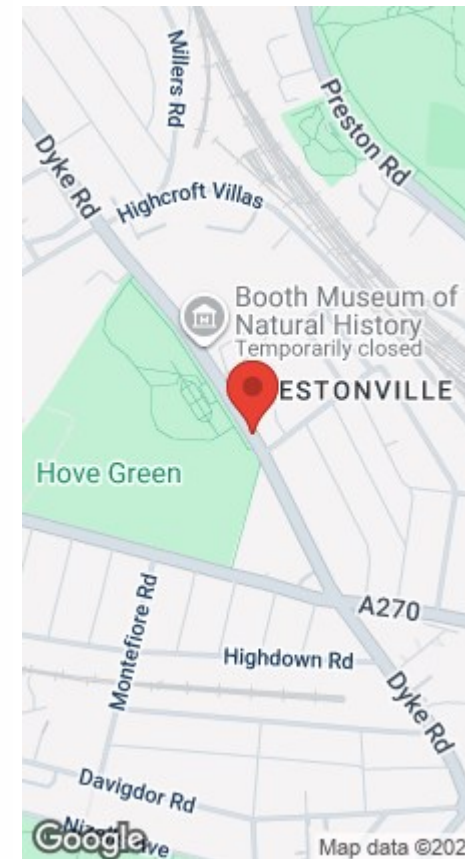
## Further Information

Internally, the flat is well laid out and well maintained, with the accommodation comprising a spacious entrance hall leading through to a bright open-plan living room and kitchen, with a door providing direct access to the patio and garden. Additionally, there are two bedrooms, contemporary bathroom, separate WC, and access to a secondary outdoor space. To the rear, the lower patio offers a useful utility room, storage cupboard, and a study/occasional living space, with steps leading up to the attractive landscaped garden, complete with lawn, raised borders, and a rear access gate. Offered for sale with no onward chain, this is a fantastic opportunity to purchase a unique and versatile property in this popular and convenient location. Early viewing is highly recommended.

Situated directly opposite Dyke Road Park, the flat is just a short walk from Seven Dials, with its wide range of cafés, restaurants and local shops. Brighton and Preston Park stations are both within easy reach, making this an ideal spot for commuters, while Dyke Road offers quick access out of the city via the A23/A27. Brighton and Hove city centres are also within easy reach.

**GOLDINLEMCKE**

**01273 777123**  
GOLDINLEMCKE.COM



**GOLDIN  
LEMCKE**

**01273 777123**  
GOLDINLEMCKE.COM

## SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email [property@goldinlemcke.com](mailto:property@goldinlemcke.com)

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	75
England & Wales		EU Directive 2002/91/EC

SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002