



OAKFIELD



Dyke Road, Brighton BN1 3GZ

Asking Price £320,000



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A beautifully presented one-bedroom apartment forming part of the sought-after Cawthorne House development, ideally positioned just moments from the vibrant Seven Dials. This stylish and spacious home stands out as one of the largest one-bedroom layouts in the building.

Finished in a crisp white décor with sleek wooden flooring throughout, the property offers a bright and airy open-plan living space that includes a modern fitted kitchen, dining area, and lounge—perfect for contemporary living.

Two sliding doors open onto a generously sized private balcony, extending the living space and providing an ideal spot for relaxation or entertaining.

This is a high-quality development known for its well-maintained, secure communal areas and benefits from a lift servicing all floors.

Its prime location offers easy access to Brighton Station, the city centre, and the seafront, with Seven Dials' array of cafes, shops, and amenities just a short stroll away.

The location is hard to beat—set in the heart of one of Brighton's most popular residential areas, you're within easy reach of a fantastic range of local amenities.

Seven Dials offers a vibrant mix of independent shops, cafés, bakeries, and restaurants, while Brighton Station is just a short walk away, making this an ideal spot for commuters. For green space and outdoor relaxation, both St Ann's Well Gardens and Dyke Road Park are nearby, offering landscaped gardens, tennis courts, and panoramic views across the city.

A standout apartment in a prime location—early viewing is highly recommended - sold with no forward chain and 112 years remaining on the lease. Also the hot water and heating come from a central boiler that services all the flats. there is a meter in the flat that records usage and a timer to control it. The current cost for hot water/heating is £0.13 kWh





Living/Dining Room

18'3 x 12'7 (5.56m x 3.84m)

Kitchen

13'8 x 5'4 (4.17m x 1.63m)

Bedroom

14'1 x 10'8 (4.29m x 3.25m)

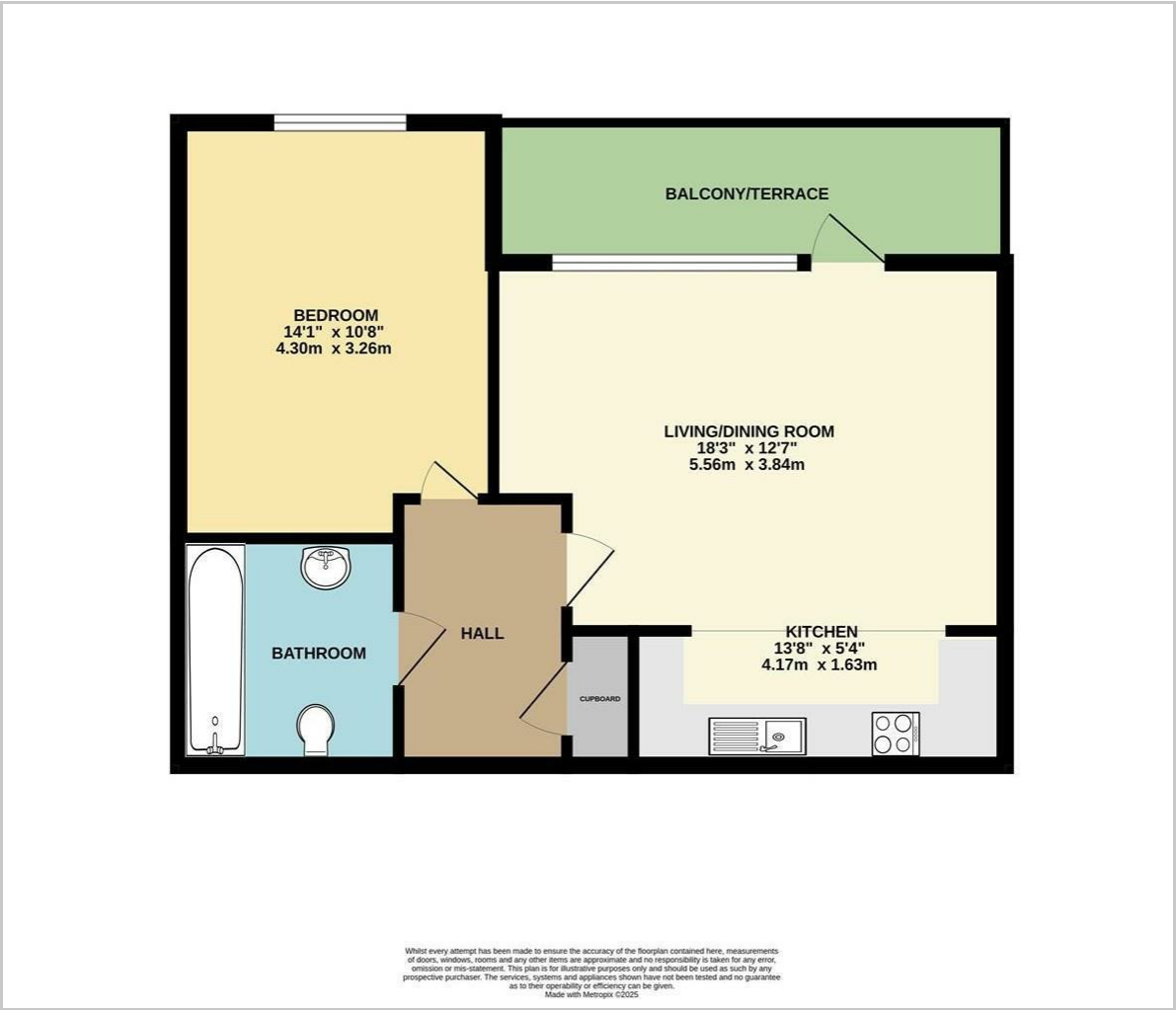
Council Tax Band C - £2,270.34

Lease Information

The seller advises that the property is offered as leasehold and has approximately 112 years remaining on the lease. The service charge is £1,659.06 per annum and a ground rent of £263.56 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



Floor Plan

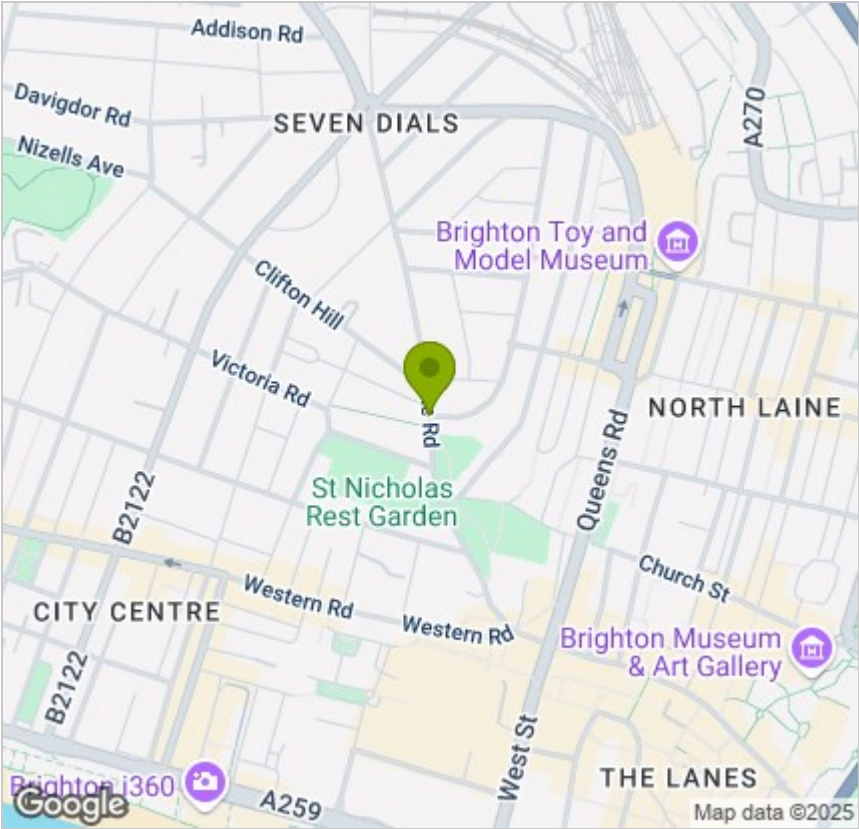


Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

