



Dyke Road Drive, Brighton, BN1 6AJ

welcome to

Dyke Road Drive, Brighton

A beautifully presented ground floor apartment situated moments away from Preston Park and within walking distance to Brighton station. A bright & airy lounge with bay window & feature fireplace, separate kitchen, double bedroom all painted with Farrow & Ball paint and a stylish shower room.



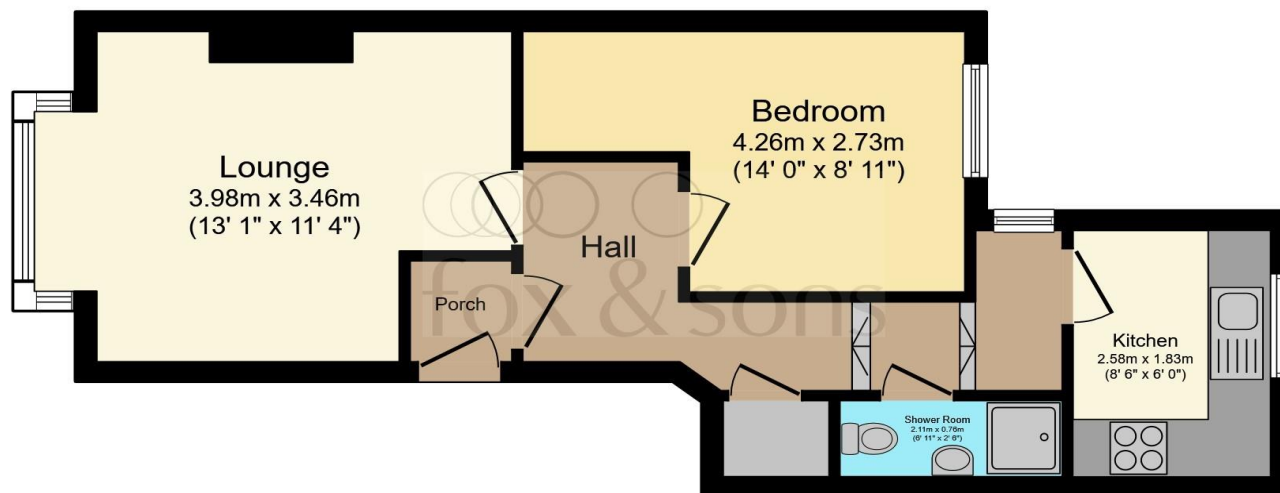
Step into this delightful ground floor apartment that perfectly blends timeless character with modern comfort. Bathed in natural light, the lounge boasts a stunning large bay window that frames the outdoors, creating a serene atmosphere ideal for relaxation or entertaining friends. The period fireplace adds a touch of classic elegance, making this space truly inviting.

The separate kitchen is equipped with ample storage and stylish finishes that make cooking a joy. Whether you're whipping up a gourmet meal or enjoying a cozy breakfast, this kitchen is designed for both functionality and charm. Retreat to the stylish shower room, where contemporary design meets comfort. It's the perfect place to unwind after a long day, featuring modern fixtures and clean lines that exude sophistication.

A spacious hallway welcomes you in, offering a warm transition space that hints at the delightful surprises throughout the apartment. With ample storage options, this area serves as the perfect canvas for your personal touch.

Located in a friendly neighbourhood, this apartment is not just a home; it's a lifestyle. Enjoy proximity to local cafes, shops, and Preston Park, making every day an adventure.

Don't miss out on this unique opportunity to call this light-filled apartment your home. Schedule a viewing today and discover the perfect blend of charm and convenience!



Location

The property is situated on Dyke Road Drive which is close to the southern tip of Preston Park which is a much sought after location for families and commuters alike.

The apartment is perfectly placed with excellent transport links being only 0.4 miles from London Road station, 0.8 miles from Preston Park station and within easy walking distance of Brighton station (0.5 miles). Frequent bus services to Brighton's famous seafront and promenade and Brighton city centre can be found close-by as well as regional bus routes from nearby London Road.

Shops, cafes, restaurants and bars are close by on London Road and the famous Duke of York cinema is within easy walking distance. Preston Park itself has 63 acres of parkland and its two cafes, tennis courts, bowling greens, cycle velodrome offer space and leisure enjoyed by Brighton residents. Preston Park also offers facilities for sport and jogging as well as hosting many local and international events.

Key Information

Train Stations

London Road Station - 0.4 miles
Brighton Mainline Station - 0.5 miles
Preston Park Station - 0.8 miles

Amenities

Expa Market Convenience Store - 0.1 miles
Preston Circus/London Road Shopping - 0.6 miles
Preston Drove Shopping Parade - 0.7 miles
Fiveways Shopping Parade - 0.8 miles
Sainsbury's (Preston Road) - 0.8 miles
Seven Dials Shopping Parade - 0.9 miles
Sainsbury's (New England Street) - 1.1 miles
Pavilion Retail Park (Lewes Road) - 1.6 miles
Brighton City Centre - 1.9 miles
Waitrose (Nevill Road) 2.1 miles
M&S Simply Food Hall (Carden Avenue) - 2.8 miles
Asda Superstore (Hollingbury) - 3.0 miles

Main Roads

A23/A27 Road Network - Less than a 15 minutes' drive away.

Total floor area 40.5 m² (436 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to Dyke Road Drive, Brighton

- GROUND FLOOR FLAT
- DOUBLE BEDROOM
- LOUNGE WITH FEATURE FIREPLACE
- SEPARATE KITCHEN
- STYLISH SHOWER ROOM
- SPACIOUS ENTRANCE HALL
- BEAUTIFULLY PRESENTED THROUGHOUT - PAINTED WITH FARROW & BALL PAINT
- CLOSE TO PRESTON PARK & 0.5 MILES TO BRIGHTON MAINLINE STATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106313



Property Ref:
PRP106313 - 0004

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