



Dyke Road, Brighton BN1 3JA

*A spacious raised ground floor apartment, with large rooms, high ceilings, period features and two double bedrooms.
The property benefits from being in a quiet yet central location and a share in the freehold.*

welcome to

Dyke Road, Brighton

A spacious whole ground floor apartment within an attractive Victorian Villa, on the favoured section of Dyke Road South of Seven Dials. The apartment benefits from a spacious living room with high ceilings, separate kitchen, two double bedrooms and a bathroom. It is in good decorative order throughout and has the added benefit of a share in the freehold and no onward chain. The property is a short walk from Brighton station, Churchill Square shopping area and the popular North and South Laines area.





Total floor area 74.0 sq.m. (796 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, Brighton

- Spacious ground floor apartment
- Large living room with high ceilings and period features
- Separate kitchen
- Two double bedrooms
- Bathroom
- Share of freehold
- Close to Station
- Close to seafront and shops

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BHF112270



Property Ref:
BHF112270 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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