



Dyke Road, Brighton, BN1 3JA  
**£1,200 Per Month**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# Dyke Road, Brighton, BN1 3JA

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## Further Information

Located on the desirable Dyke Road in Brighton, this exquisite studio flat is a true gem, offered in pristine condition. Situated on the first floor of a small purpose-built apartment block, this property boasts a modern and stylish living space that is perfect for single individuals (NO COUPLES) seeking comfort and convenience.

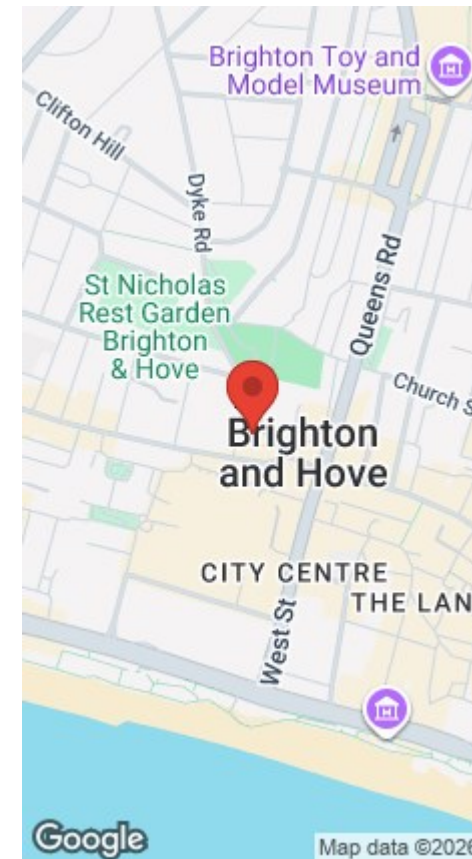
When entering the flat, you will find a welcoming entrance hallway that leads to a spacious studio room, thoughtfully designed for relaxation. The studio features a king-size bed with mattress, ensuring a restful night's sleep, and includes a built-in cupboard with chest of drawers for your storage needs. Additional storage is available in a separate cupboard in the hallway, ideal for keeping household items neatly tucked away.

The separate kitchen is a highlight of this flat, equipped with all modern appliances including a dishwasher, washer dryer, fridge freezer, and gas hob. The shower room is equally impressive, featuring a large shower cubicle with an electric shower, providing a refreshing start to your day. Throughout the property, you will find blinds that offer privacy and control over natural light, enhancing the overall ambiance of the flat.

This studio flat is not only a beautiful living space but also benefits from its prime location being close to Brighton Station and offering easy access to local amenities including Churchill Square Shopping Centre and the many restaurants, bars, cafes and drinking establishments Brighton has to offer. The apartment is offered FURNISHED and is available IMMEDIATELY.

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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) A                                 |         |                                                                                                               |
| (81-91) B                                   |         |                                                                                                               |
| (69-80) C                                   |         |                                                                                                               |
| (55-68) D                                   |         |                                                                                                               |
| (39-54) E                                   |         |                                                                                                               |
| (21-38) F                                   |         |                                                                                                               |
| (1-20) G                                    |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |

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