



Dyke Road, Brighton, BN1 3TG

Guide Price **£325,000**



**Property Type:** Flat

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** B

- Guide Price £325,000
- First and Second Floor Maisonette
- Two Double Bedrooms
- Living Dining Room
- Separate Kitchen
- Own Entrance
- Great Central Location
- Moments From Seven Dials
- Walking Distance to Brighton Station
- Close to Cafes, Parks and Shops

Bright and spacious first and second floor maisonette offered with your own entrance, two double bedrooms and being close to Brighton station and shops and cafes at seven dials.





## INTERNAL/EXTERNAL

**Guide Price £325,000 to £350,000** This very spacious maisonette, which is arranged on the first and second floors, offers comfort, style, and convenience. With two double bedrooms and a range of modern features, this well presented home is perfect for those seeking a cosy and practical home.

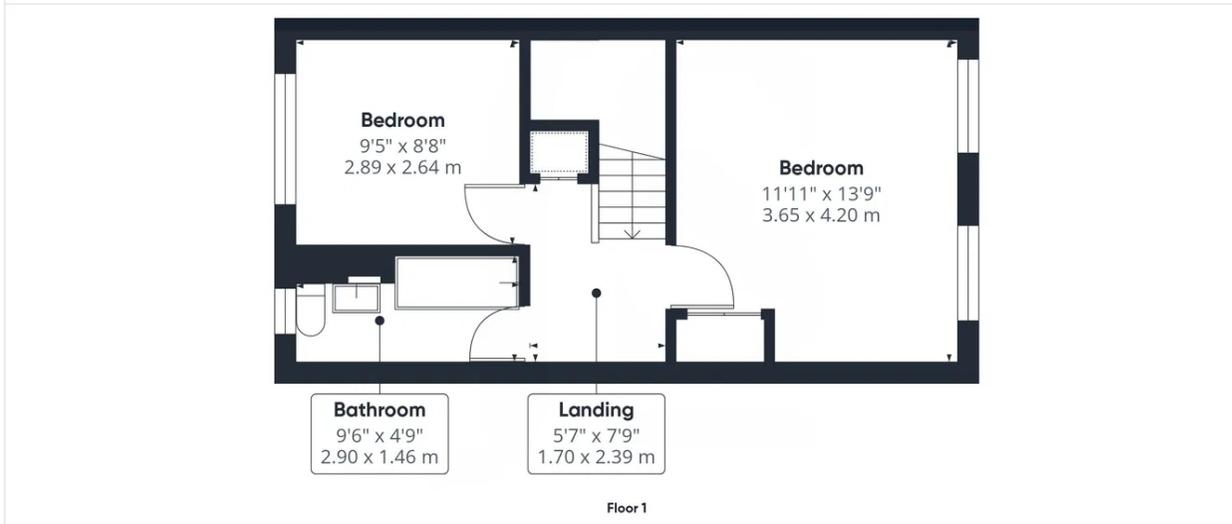
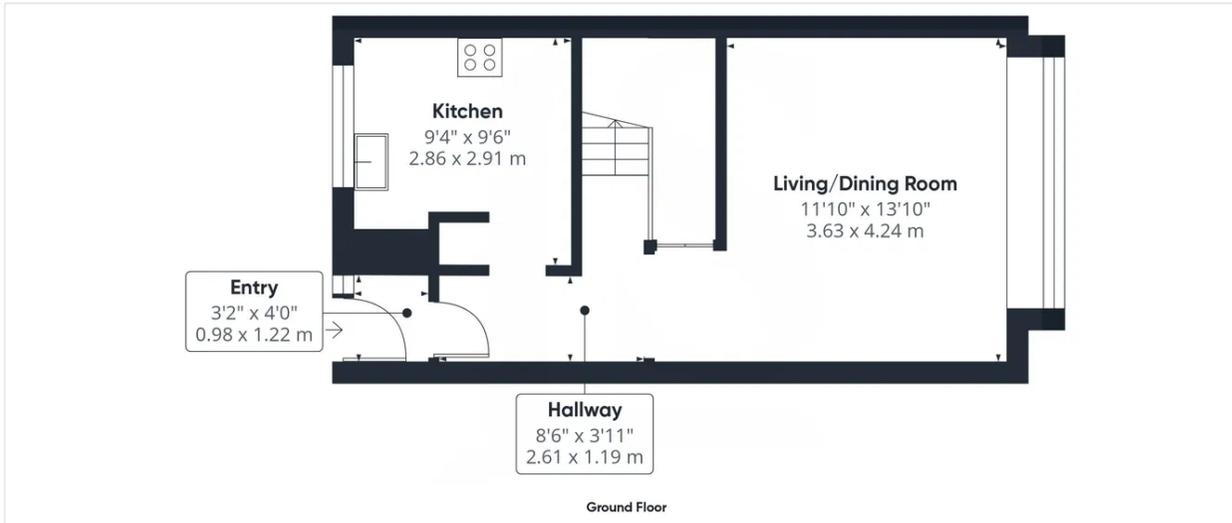
Upon entering you'll be greeted by a large living/dining room that provides ample space for relaxation and entertaining guests. The natural light that floods in through the windows creates an inviting atmosphere. The separate kitchen is a great space to prepare meals with ease.

Designed for comfort and privacy, the top floor of this duplex apartment features two generous double bedrooms and a family bathroom which caters to all your needs. Further benefits include a wealth of built in cupboards and a shared communal hallway storage. Outside there are very well kept communal gardens and there is also resident parking on a first come first served basis. Being over the top two floors of the building you also have the added benefit of nobody being above you.

## LOCATION

Situated close to the vibrant Seven Dials district, the location of this property offers easy access to a variety of amenities. Enjoy the convenience of being within reach of Brighton Station, making commuting a breeze. Additionally, the surrounding area offers a diverse selection of cafes and shops, providing everything you need just a stone's throw away. Furthermore, the proximity to BHASVIC enriches the options for education, making this property an ideal choice for families.





Approximate total area<sup>(1)</sup>  
777 ft<sup>2</sup>  
72.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.