



Fairways Dyke Road, Brighton, BN1 5AD

Offers over £290,000 Share of Freehold

A spacious two bedroom ground floor apartment set within the popular Fairways development, ideally positioned opposite Dyke Road Park. Located in a building at the rear of this striking 1930s Art Deco complex, the property enjoys a PEACEFUL setting whilst just moments from the independent shops, cafés and restaurants of Seven Dials, as well as Brighton mainline station. The apartment features a stylish open plan lounge/dining room, perfect for relaxing or entertaining, a MODERN KITCHEN and is available CHAIN FREE. With generous proportions throughout and an abundance of natural light, this is a wonderful home in a highly SOUGHT AFTER LOCATION. Viewing is highly recommended. Energy Rating: C71 Exclusive to Maslen Estate Agents

Communal front door to:

Communal Hallway

Personal front door to:

Hallway

Doors to all rooms, recessed spotlights, tiled floor, built in storage cupboard.

Lounge/Dining Room

Window to front, radiator.

Kitchen

Range of wall, base & drawer units with roll edged work surfaces over, inset sink with mixer tap & drainer, inset hob, integrated oven below, space for appliances, tiled walls, tiled floor, window to side, door to side.

Bedroom

Wood effect flooring, radiator, window to rear, built in wardrobe.

Bathroom

WC with push button flush, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap & wall mounted shower over, window to rear with frosted glass, wood effect flooring, tiled walls.

Bedroom

Radiator, window to side, built in wardrobe.

Communal Gardens

Mainly laid to lawn, variety of flowering shrubs, trees & plants.

Total approx floor area

50.8 sq.m. (547.2 sq.ft.)

Council tax band B

Parking zone Q

V1

What the owner says:

"This flat is perfect for a couple or a small family that wants Brighton and Hove on their doorstep but also seclusion, access to green space and escapes to the countryside. It is also a perfect spot for commuting to London.

The Flat

It is nestled in the corner of the estate on the ground floor. One of only two flats that allows you to walk out onto a pretty, secluded walled corner of the communal gardens. It is not an area frequented by many of the residents so we have often treated it as our own private space. The flat is orientated to get natural light throughout the day through its large double-glazed windows and back door (installed by us in 2022).

As a purpose built flat, we have found it makes the most of the space. Access to all rooms off is off central hallway. There is an ergonomically large space for a galley kitchen, built wardrobes in both bedrooms and the bathroom has a bath. It has a cosy feel but the large windows and high ceiling don't make you feel boxed in. Further storage can be acquired in lock ups on the estate.

Location

Fabulous. Opposite are expansive green spaces in Dyke Road Park (with its open-air theatre) and Hove green. If you fancy a park run or other sports you can usually find club on Preston Park which is only a short stroll down hill. A walk to the station, sea or city centre are all within a 20-minute radius. And you can get out to Devils Dyke and beyond quickly via the A27.

Local Amenities

Favourite pub, the Prestonville Arms has a lovely local atmosphere. Favourite coffee house, Okka Coffee just a few hundred metres up the road. Very good croissants to dip in equally good coffee. There is also conveniently a 24hr Tesco express at the lights if you are peckish night or day.

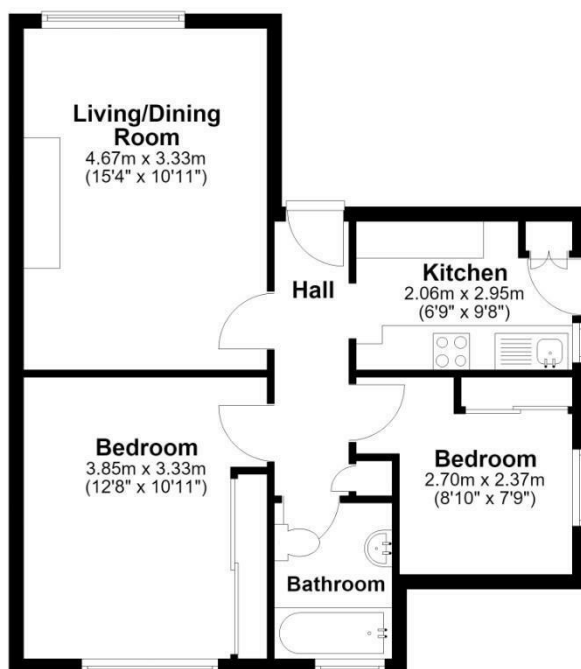
Other notable Perks

A reasonable service charge covers proactive management of the estate. Gardeners beautifully maintain the garden with an ongoing schedule works preventing any large unforeseen repairs. Being a share of freehold you are not at mercy of the freeholder. You can have your say of how funds are spent at the AGM. We have consistently received a dividend every other year. The flat also comes one permanent parking spot and one visitor's space with the property.

We have really hope you will love place as much as we have and make the most of what the flat and the surrounding area have to offer."



Ground Floor



Total area: approx. 50.8 sq. metres (547.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Fairways

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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