



, 152-158 Dyke Road, Brighton, BN1 5PA

**Spencer  
& Leigh**

, 152-158 Dyke Road,  
Brighton, BN1 5PA

£1,595 PCM -

- Spacious two bedroom flat
- Located on top floor
- Private West facing balcony
- Lounge/dining room
- Kitchen/breakfast room
- White bathroom & separate WC
- GCH & double glazed windows
- Available end of March, unfurnished
- Popular residential location near park
- Viewing highly recommended

ZERO DEPOSIT OPTION AVAILABLE - Located within the proximity of the bustling Seven Dials, this well presented two bedroom flat is situated on the top floor of this low rise block, having pleasant roof top views. Upon entering, a larger than usual entrance hall greets you which flows into a spacious lounge/dining room which has access to the West facing balcony. There is a good size kitchen with space for a breakfast table, a family bathroom and unusually for a flat, a separate WC. Both bedrooms are considered double rooms with the larger of the two having wardrobes built in. The flat benefits from double glazed windows, gas fired central heating and an entry phone system. Available from the end of March, the flat is offered unfurnished on a long term basis. Viewing is recommended. COUNCIL TAX BAND - B



Entrance hall

Living room  
16'1 x 12'0

Kitchen  
10'6 x 9'0

Bedroom one  
13'10 x 10'11

Bedroom two  
10'11 x 9'0

Bathroom

Separate W.C

Balcony

Property Information

Council Tax Band B: £1,910.06 2025/2026

Utilities: Mains electric, water and sewerage. No gas

Parking: On street permit zone Q

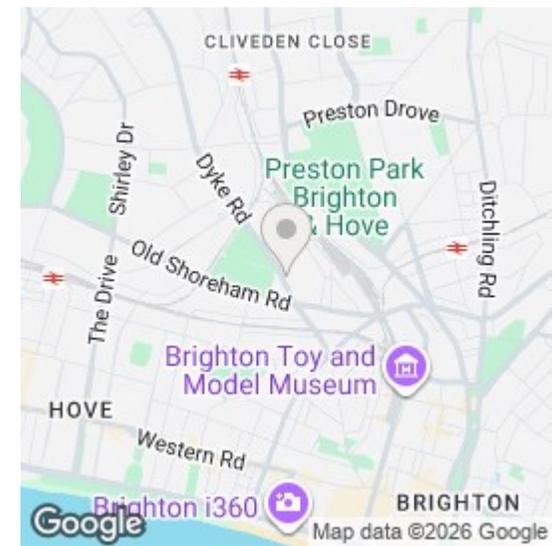
Broadband: Standard 5 Mbps, Superfast 56 Mbps, Ultrafast 1000 Mbps

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)

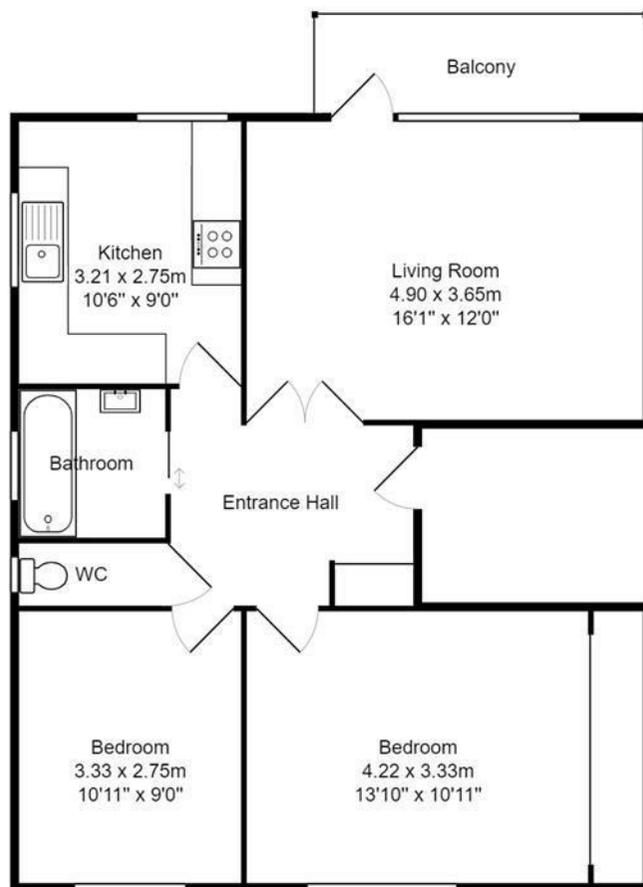


Council:- Brighton & Hove  
Council Tax Band:- B

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





**Total Area: 65.3 m<sup>2</sup> ... 703 ft<sup>2</sup> (excluding balcony)**

All measurements are approximate and for display purposes only.