



Dyke Road Avenue, Brighton, BN1 5LE

welcome to

Dyke Road Avenue, Brighton

A spacious ground-floor apartment with a bright dual-aspect lounge and feature fireplace, stylish kitchen, double bedroom, modern shower room and bonus cellar storage. With allocated parking, communal gardens, share of freehold and chain-free appeal.



This impressive ground-floor apartment offers generous proportions, a stylish finish and superb kerb appeal. The dual-aspect lounge creates an uplifting sense of light and space, centred around a striking feature fireplace that anchors the room beautifully.

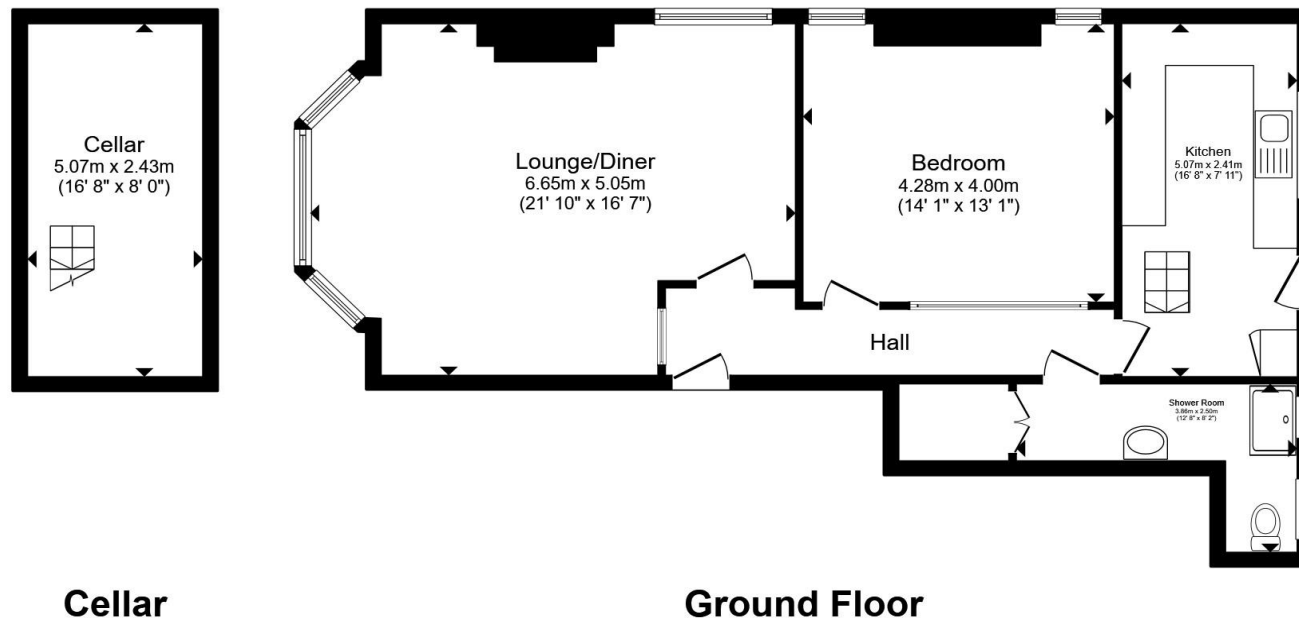
The well-appointed kitchen provides excellent worktop space and room for all appliances, making it ideal for both everyday cooking and effortless entertaining. A good-size double bedroom offers calm, comfortable accommodation, complemented by a contemporary shower room.

A bonus cellar-accessed internally-provides valuable additional storage, with restricted head height.

Outside, the property benefits from an allocated parking space and beautifully maintained communal grounds, offering a peaceful setting rarely found so close to key transport links and amenities.

With a share of freehold and offered chain-free, this is a superb opportunity for buyers seeking style, space and convenience in a sought-after location.

AGENT NOTE - We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.



Total floor area 86.6 m² (932 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.propertybox.io

welcome to Dyke Road Avenue, Brighton

- GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- SHARE OF FREEHOLD
- ALLOCATED PARKING SPACE
- COMMUNAL GARDEN
- DUAL ASPECT LOUNGE WITH FEATURE FIREPLACE
- CELLAR
- CHAIN FREE

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1961. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106868



Property Ref:
PRP106868 - 0003

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.


fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk