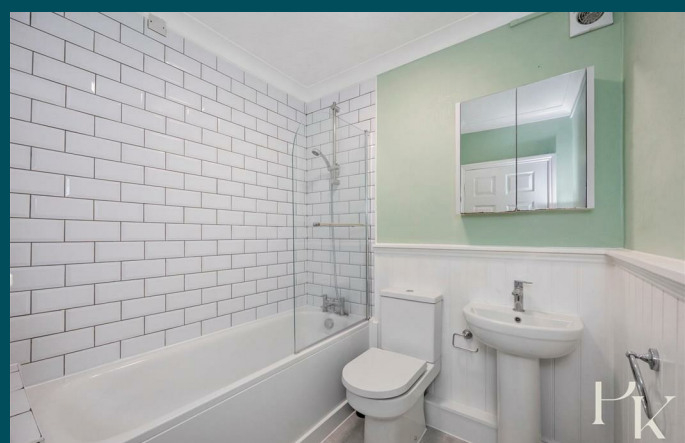




38A Dyke Road

Brighton, BN1 3JB

Offers in excess of £240,000

Offered with no onward chain, this spacious one-bedroom lower ground floor apartment occupies an attractive period building on Dyke Road, ideally positioned close to Seven Dials, Brighton Station and the city centre.

Extending to approximately 541 sq ft, the apartment benefits from its own private entrance, which opens into a generous hallway and gives the property a pleasing sense of space and separation from the outset.

At the heart of the home is an impressive 19'3" living/dining room, where a wide bay window brings in plenty of natural light and the generous proportions allow ample room for both comfortable seating and a dedicated dining area. Alongside is a separate fitted kitchen measuring almost 16ft in length, providing plenty of workspace and storage while keeping the cooking and living areas distinct.

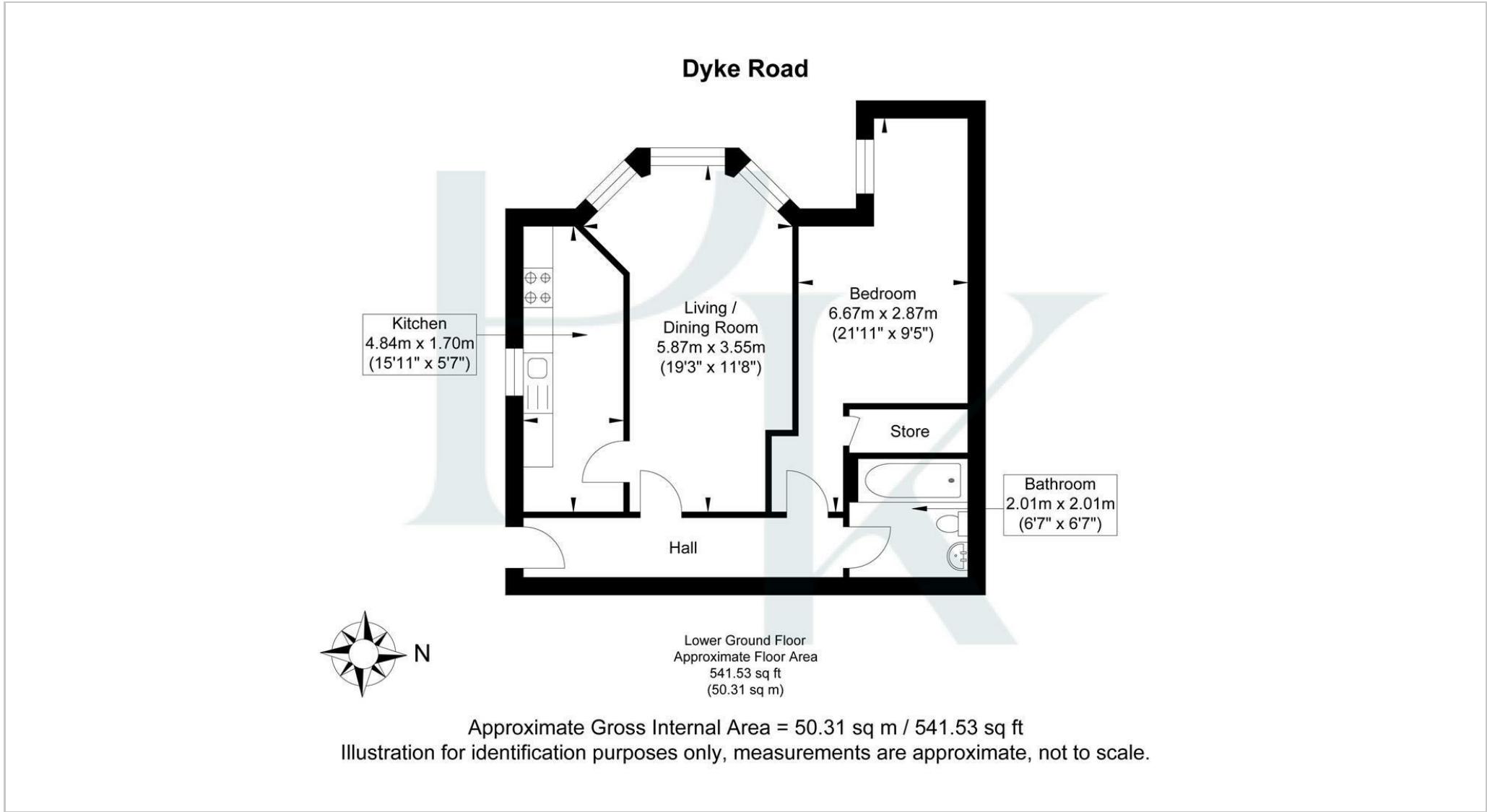
The bedroom is another standout feature. At over 21ft long, it offers excellent proportions and plenty of flexibility for wardrobes and additional furniture, with sufficient space to create a dedicated home-working area if desired. A useful separate store sits alongside, while the recently renovated bathroom is fitted with a white suite including a bath with shower over.

The location is another significant advantage. Dyke Road places the apartment moments from Seven Dials, one of Brighton's most sought-after neighbourhoods, known for its excellent selection of independent cafés, restaurants, pubs and shops while retaining a distinctly residential feel.

Brighton Station is within easy walking distance, making the property particularly convenient for commuters and those wanting straightforward connections in and out of the city.

Heading south, Brighton city centre is also readily accessible on foot. Western Road offers a wide choice of shops, cafés and restaurants, with Churchill Square, the vibrant North Laine and historic Lanes all close at hand. Continue towards the coast and Brighton's famous seafront and beach provide the perfect destination for an afternoon or evening stroll.

Bright, spacious and superbly positioned, this is a particularly well-proportioned one-bedroom home with the added appeal of a private entrance, vacant possession and no onward chain. For buyers wanting the convenience of Seven Dials, easy access to Brighton Station and the ability to enjoy the city and seafront on foot, it offers an excellent combination of space and location.



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	

Pearson
Keehan