

**Dyke Road, Brighton, BN1 3JB**  
Offers In Excess Of £300,000



## Dyke Road, Brighton, BN1 3JB

**Raised ground floor one-bedroom apartment featuring a spacious bay window, modern kitchen, private rear garden, and proximity to Brighton Station. Ideal for commuters or investors; offered with no onward chain.**

Situated in the sought-after location of Dyke Road, this one-bedroom raised ground floor apartment offers an exceptional opportunity for first-time buyers, investors, or those seeking a convenient commuter base. With a spacious layout of 538 square feet, the property combines a blend of bright interiors, practical features, and an enviable location close to Brighton Station.

Upon entering the apartment, you are greeted by a welcoming reception area that leads into the living room. The living room is a standout feature of the property, boasting a generous bay window that floods the space with natural light. This area provides ample room for both relaxation and entertaining, making it the heart of the home.

The modern fitted kitchen is thoughtfully designed with sleek cabinetry and worktops, offering ample storage and preparation space. It's a functional yet stylish area, perfect for culinary enthusiasts or those who enjoy hosting. The kitchen's layout ensures ease of use while maintaining a contemporary aesthetic.

The bright double bedroom is well-proportioned, offering a comfortable retreat. Its peaceful setting ensures a restful night's sleep, and the size accommodates both a double bed and additional furniture. Adjacent to the bedroom is the shower room, which features a walk-in shower, while a separate WC adds to the property's practicality.

One of the standout features of this apartment is the lovely rear garden. With handy side access, the garden is a versatile outdoor space ideal for relaxing, gardening, or socialising during the warmer months. It's rare to find such a feature in a property of this type, adding significant appeal for potential buyers.

Situated just a short walk from Brighton Station, this property is perfectly positioned for those who commute or enjoy the vibrant amenities of Brighton's city centre. The surrounding area offers a wealth of shops, cafes, restaurants, and leisure facilities, ensuring that everything you need is within easy reach.

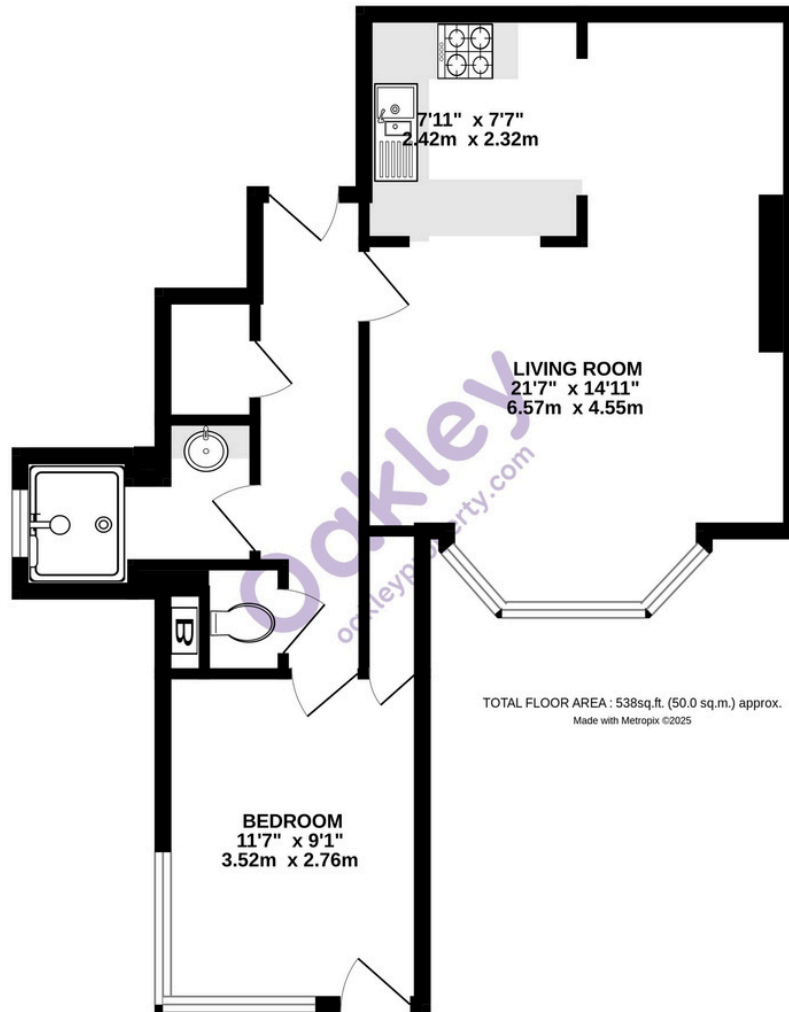
Additionally, the apartment is offered with no onward chain, making the buying process smoother and more straightforward. Whether you're looking to move in quickly or secure a hassle-free investment, this property ticks all the boxes.







## GROUND FLOOR



### Agents Notes

Tenure Leasehold  
115 Years Remaining On The Lease  
Service Charge Approx £2,100 Per Annum  
Ground Rent N/A  
Council Tax Band B

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	76 C
39-54	E		
21-38	F		
1-20	G		



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