



Dyke Road, Brighton, BN1 3JB
Asking Price £275,000

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A bright and airy first-floor apartment, offering modern open-plan living within a beautiful period building in a highly sought-after location.

Forming part of a distinguished period building, this charming one-bedroom first-floor apartment in Dyke Road, Brighton, presents an exceptional opportunity for those seeking a blend of classic elegance and contemporary comfort. Boasting a generous 41 square metres of thoughtfully designed living space, this property is an ideal acquisition for first-time buyers, professionals, or as a potential investment opportunity.

The heart of this home is the open-plan living space, designed to maximise both comfort and functionality. This versatile area seamlessly integrates a comfortable lounge space with a modern kitchen, creating an inviting environment perfect for both relaxation and entertaining. The kitchen itself is a contemporary design, featuring sleek cabinetry, ample worktop space, and provisions for essential appliances, ensuring a delightful culinary experience. The thoughtful layout allows for easy interaction, making it ideal for social gatherings or simply enjoying everyday life.

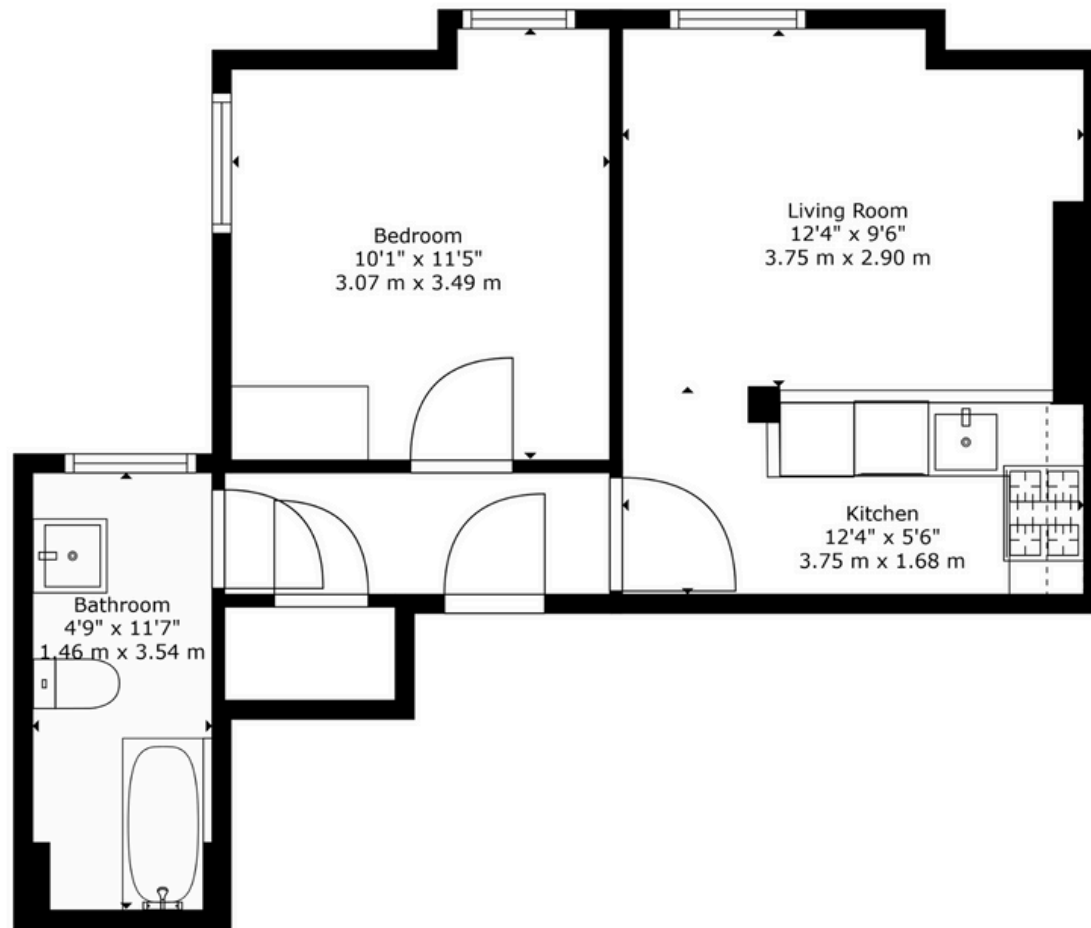
Adjacent to the living area, the well-proportioned double bedroom offers a tranquil retreat. Bathed in natural light, this peaceful sanctuary provides ample space for a large bed and additional furnishings, promising restful nights. The room's design ensures a serene atmosphere, perfect for unwinding after a long day

Complementing the bedroom is the bathroom, featuring contemporary fixtures and fittings, including a bath with an overhead shower, a wash basin, and a WC. The clean lines and modern aesthetic create a refreshing space for daily routines.

Comfort is assured throughout the year with efficient gas central heating, providing a warm and inviting atmosphere during cooler months. The apartment's position on the first floor of a period building not only adds character but also contributes to its bright and airy feel, with large windows allowing natural light to flood the interiors.

Situated in a highly desirable area of the city, residents will benefit from excellent transport links, making commuting and exploring the wider region incredibly convenient. The property is also enviably close to a wealth of local amenities, including Churchill Square shopping centre, charming independent shops, vibrant cafes, reputable restaurants, and essential services, all within easy reach. The proximity to green spaces and local attractions further enhances the lifestyle appeal, offering opportunities for leisure and recreation right on your doorstep. This prime location ensures that everything you need is just a short stroll or drive away, making daily life effortless and enjoyable.





TOTAL: 403 sq. ft, 37 m2
FLOOR 1: 403 sq. ft, 37 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Agents Notes

Tenure Leasehold
120 Year Lease Term Remaining
Service Charge Approx £2,349 Per Annum- this includes southern water rates
Ground Rent Approx £250 Per Annum
Council Tax Band A

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Please note:

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