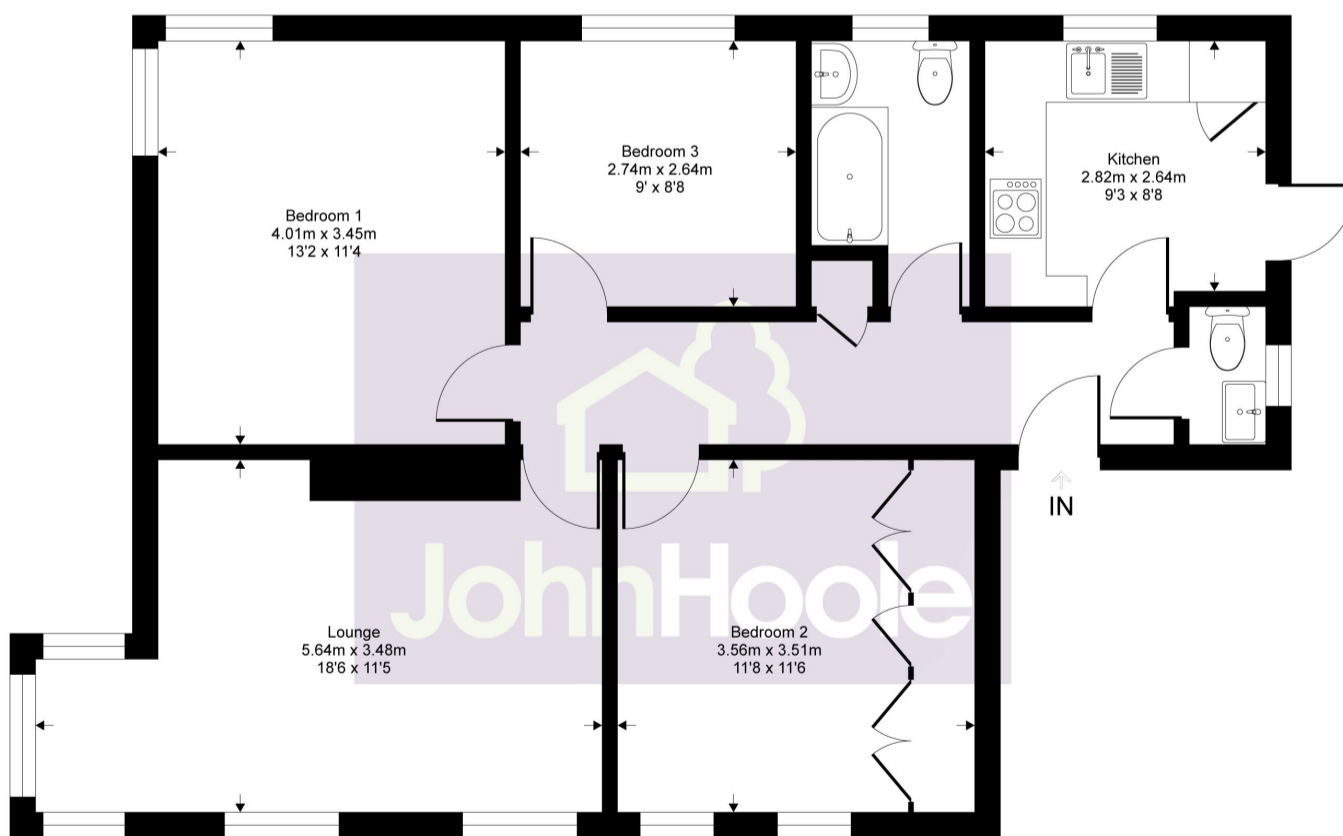
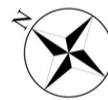




Dyke Road, Brighton, BN1 5AD  
 £340,000



**Dyke Road, BN1**  
 Approximate Gross Internal Area = 75.8 sq m / 816 sq ft



Third Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(61-81)	B		
(49-60)	C		
(34-48)	D		
(19-33)	E		
(11-18)	F	68	76
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





John Hoole Estate Agents are delighted to offer to the market this spacious top floor flat in the popular Fairways development, opposite Dyke Park. Situated in the building to the rear of this striking 1930s Art Deco complex, this property is a true gem in the heart of a vibrant neighbourhood, offering both timeless elegance and modern convenience. Located in close proximity to the popular Seven Dials area, this home ensures easy access to Brighton station and major roadways, making it an ideal retreat for those who value urban connectivity. The added advantage of un-allocated parking spaces within the complex provides off-street parking for residents, ensuring a hassle-free urban lifestyle. Moreover, for the eco-conscious and fitness enthusiasts, a secure bike storage facility within the grounds is available, alongside storage sheds for rent, catering to all your storage needs.

Inside, the flat is decorated in neutral tones throughout and features generously sized double bedrooms, along with a triple-aspect living room that provides ample space for relaxation and dining. The separate kitchen is equipped with a stylish range of modern units and space for appliances.

Meticulously maintained by its current owners, the flat is part of a well-kept development, overseen by an active residents' association. This property represents an excellent investment opportunity and would make a delightful home for its future owner.



- SHARE OF FREEHOLD
- 3 BEDROOMS + FAMILY BATHROOM + CLOAKROOM
- OFF ROAD PARKING (UNALLOCATED)
- SECURE BIKE STORAGE
- QUALITY DOUBLE GLAZING
- GREAT LOCATION FOR COMMUTERS AND WITHIN CATCHMENT TO RENOWNED SCHOOLS
- TOTAL AREA 75.8 m<sup>2</sup> / 816 ft<sup>2</sup>