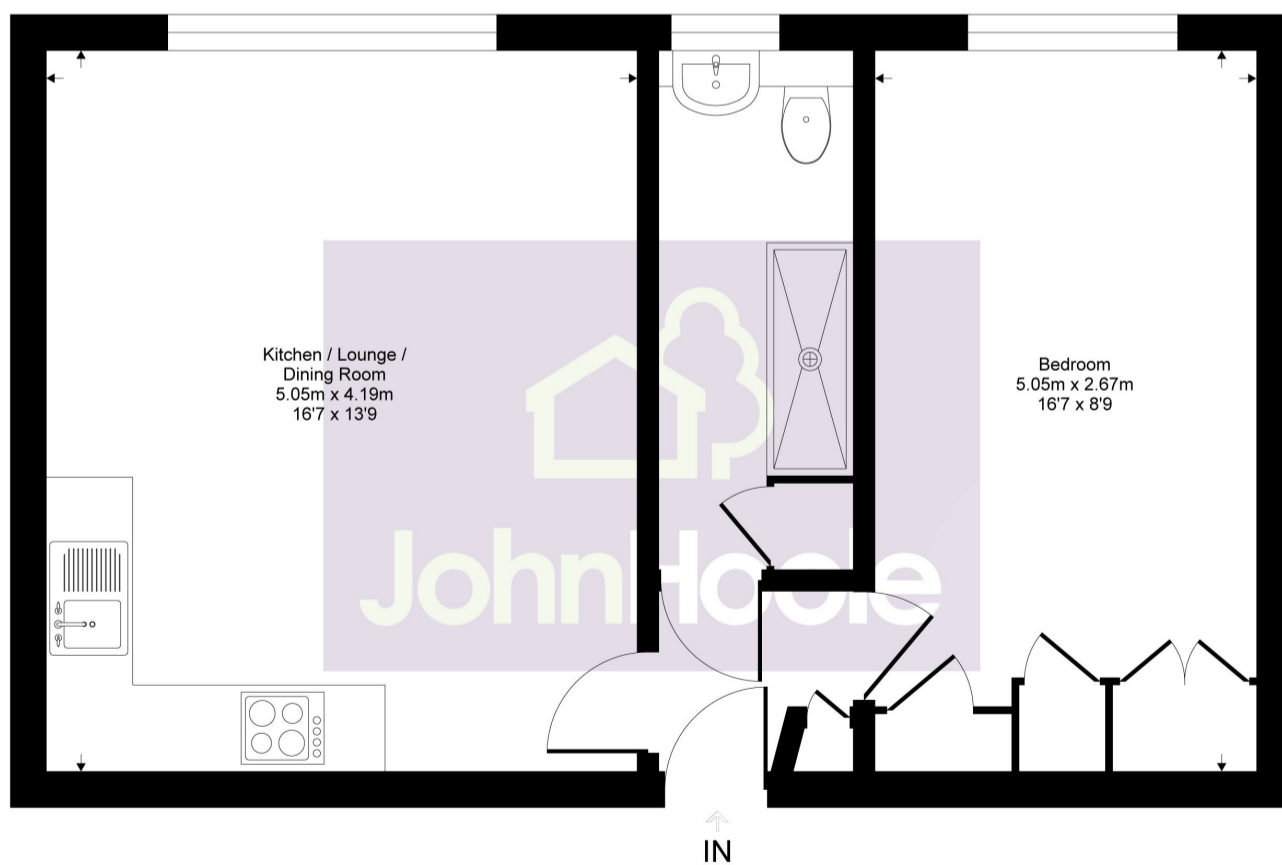
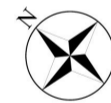




Flat C2, 152-158 Dyke Road, Brighton, BN1 5PA
 £270,000



Dyke Road, BN1
 Approximate Gross Internal Area = 43 sq m / 467 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-84)	B		
(69-80)	C		
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	77
			63

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.





This pristine ground-floor flat is ideal for those seeking close proximity to Brighton city centre while enjoying the charming 'village' atmosphere of Seven Dials, renowned for its artisan bakeries, cafes and boutiques. Ideal for commuters, Belvedere's location provides quick and easy access to the station and a direct route to the A23/27. Set slightly back from Dyke Road, the apartment is positioned at the rear of the building, offering added privacy and picturesque views of the manicured communal gardens from the living room and bedroom. For leisure, Dyke Park and St Ann's Well Gardens are nearby, and the seafront is just a 20-minute walk away, offering a variety of indoor and outdoor activities within walking distance.

Inside, the apartment's layout is highly functional, featuring a large open-plan living/kitchen area that creates a welcoming atmosphere. The double bedroom offers ample built-in storage, ensuring a clutter-free space. Light oak flooring runs throughout the property, providing a cohesive look and easy maintenance. Additional storage is available in the hallway, and all rooms are tastefully decorated in contemporary colours.

The property includes double glazing throughout and gas central heating, with a combi boiler that is less than three years old. Additionally, the apartment benefits from a long lease and low annual outgoings, making it an appealing investment.



- LONG LEASE & NIL GROUND RENT
- GROUND FLOOR 1 BED FLAT
- CONTEMPORARY AND TASTEFUL DECOR THROUGHOUT
- SPACIOUS ACCOMMODATION WITH LOVELY OUTLOOK
- PURPOSE BUILT APARTMENT
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT
- SECURE COMMUNAL BIKE STORAGE
- WELL MANICURED COMMUNAL GARDENS
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS
- CLOSE TO SEVEN DIALS AND CITY CENTRE