



Dyke Road, Brighton, BN1 5AE  
**£300,000**



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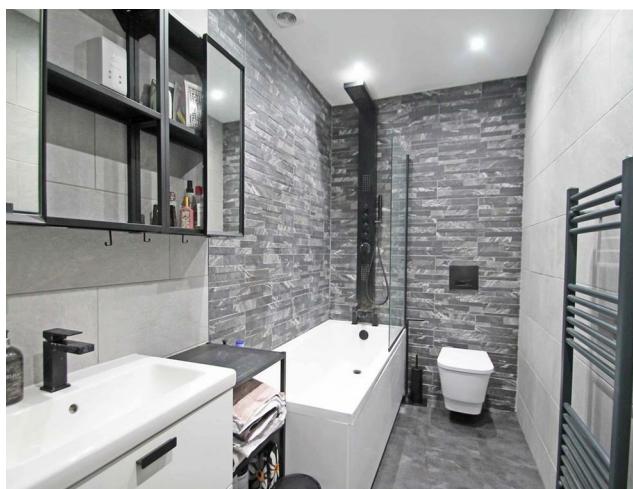
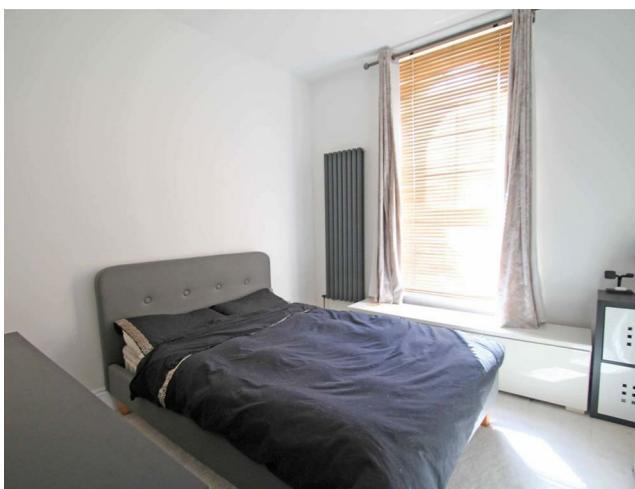
SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# Dyke Road, Brighton, BN1 5AE

**£300,000**

A fantastic one-bedroom flat, occupying part of the ground floor of this attractive period building, ideally located on Dyke Road. The property is offered for sale in excellent decorative order throughout and greatly benefits from a private rear garden and a share of freehold.





## Further Information

Internally, the accommodation comprises a spacious open-plan kitchen/dining area leading into a bright living room with French doors opening onto the garden. A generous hallway provides access to a modern bathroom and a good-sized double bedroom. Adjacent to the bedroom, a separate study/dressing room offers a versatile additional space. The property greatly benefits from a good-sized private garden, recently landscaped to feature a raised decked area and patio with pebble borders.

Dyke Road is well positioned for easy access to both Brighton and Hove, offering a great balance between city convenience and nearby green spaces such as Preston Park and Hove Park. The area is well-served by local shops, cafés, and restaurants, with the popular Seven Dials and Brighton city centre just a short journey away. Excellent transport links, including nearby bus routes and Preston Park Station, offer convenient connections to London and surrounding areas, while the A27 is easily accessible for travel further afield.

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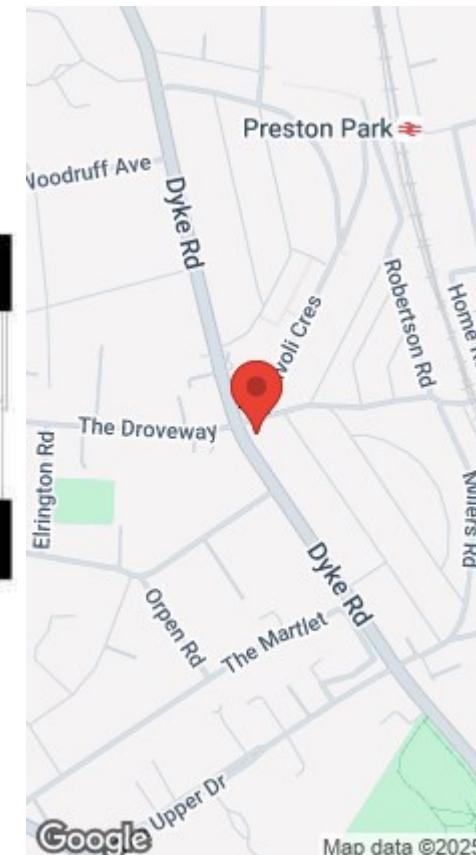
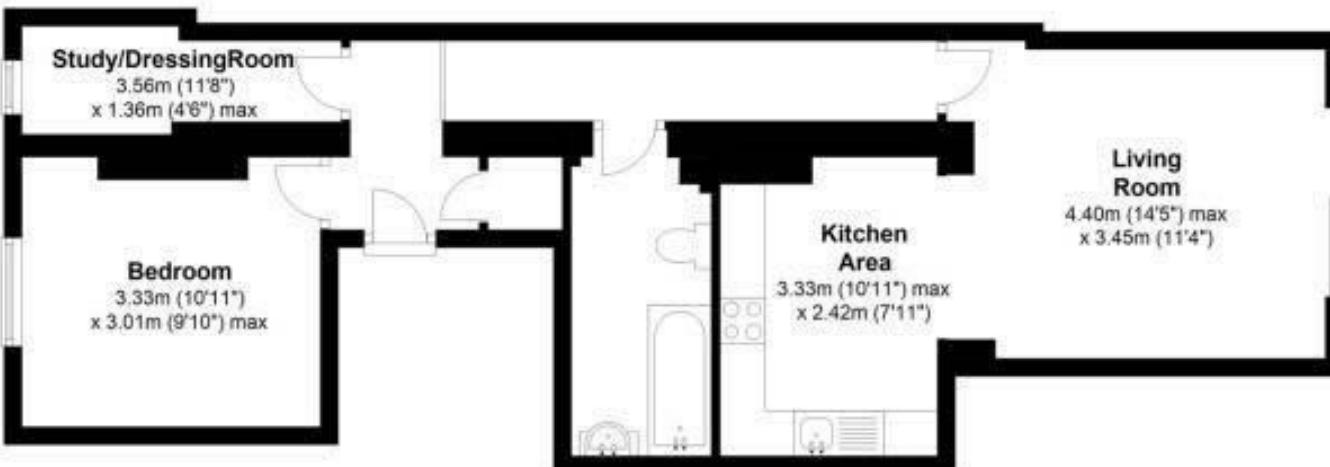
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### Ground Floor

Approx. 53.0 sq. metres (570.7 sq. feet)



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Call 01273 777123 or email [property@goldinlemcke.com](mailto:property@goldinlemcke.com)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	