



A4 Belvedere, 152-158 Dyke Road, Brighton, BN1 5PA

Spencer
& Leigh

A4 Belvedere, 152-158 Dyke Road,
Brighton, BN1 5PA

Price £275,000 - Leasehold

- Large purpose built apartment
- Front facing first floor flat
- Westerly facing 16' x 14' lounge with bay window
- Spacious 21' x 12' bedroom with fitted wardrobes
- 11' white fitted kitchen
- Bathroom/WC
- No on going chain
- Potential to create workspace/office
- Viewing highly recommended
- Exclusive to Spencer & Leigh

Offered for sale with no ongoing chain is this particularly spacious one bedroom apartment in the sought after Seven Dials location. This light and bright apartment offers a large 16 x 14 living room with a Westerly facing bay window overlooking the communal gardens, there is enough space for sofa's and a dining table and chairs. There is a white fitted kitchen with integrated electric oven, hob and extractor hood. A particular feature is the unusually large 21 x 12 main bedroom being of a dual aspect with fitted wardrobe cupboards. This room could easily be partitioned to provide a workspace or office if needed. There is a separate bathroom/WC with electric over bath shower. Internally the property has been recently decorated, although scope exists to upgrade the functional kitchen and bathroom to something more modern. Within easy walking distance are a variety of shops including bars, coffee shops and restaurants. Brighton City Centre, Mainline Station and Seafront are also nearby. Exclusive to Spencer & Leigh, viewing recommended.



Dyke Road is ideally situated for easy access to Brighton mainline railway station, Preston Park railway station, and road networks in and out of the city. There is a selection of shops, parks and cafes nearby along with what are considered to be good schools catering for all age groups.



Entrance hallway

Living/dining room
16'11 x 14'11

Kitchen
11'6 x 6'11

Bedroom
21'7 x 12'1

Bathroom



Starting at Spencer & Leigh
108 Old London Rd, Brighton BN1 8YA

Head north-west on Old London Rd
towards Old Patcham Mews

Turn right onto London Rd/A23

At the roundabout, take the 1st exit
onto Mill Rd

At the roundabout, take the 1st exit
onto Dyke Rd Ave

Destination will be on the left

Council:- BHCC
Council Tax Band:- B

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

**Spencer
& Leigh**

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

Belvedere



Approximate Floor Area
692.01 sq ft
(64.29 sq m)

Approximate Gross Internal Area = 64.29 sq m / 692.01 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright GDImpact 2021