

# Dyke Road

## Brighton

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## About the property

Guide Price £250,000 - £275,000

This delightful one-bedroom apartment, situated within a beautifully preserved Art Deco-era building, surrounded by well-maintained gardens in the highly sought-after Fairways development. Located directly opposite the tranquil Dyke Road Park, this property offers an enviable position with excellent access to local amenities, transport links, and the vibrant heart of Brighton.

The flat is bright and airy, with generous living spaces that have been tastefully redecorated to a high standard, preserving the unique charm of its Art Deco origins. Original features add character, while the separate kitchen is fully fitted with modern appliances and finished to an excellent standard, perfect for both cooking and entertaining.

Situated close to the ever popular Seven Dials neighbourhood, with its array of cafes, delis, bakeries and independent shops. Dyke Road Park finds an open air theatre that hosts a programme of music theatre and comedy events alongside tennis courts, open fields looking out to sea and a sizeable children's play park. Brighton train station is within walking distance with a variety of highly rated schools close by.

This home is ideal for those seeking a comfortable home well placed for enjoying all Brighton and Hove has to offer.

# Dyke Road Brighton



1

BEDROOM

1

RECEPTION

1

BATHROOM





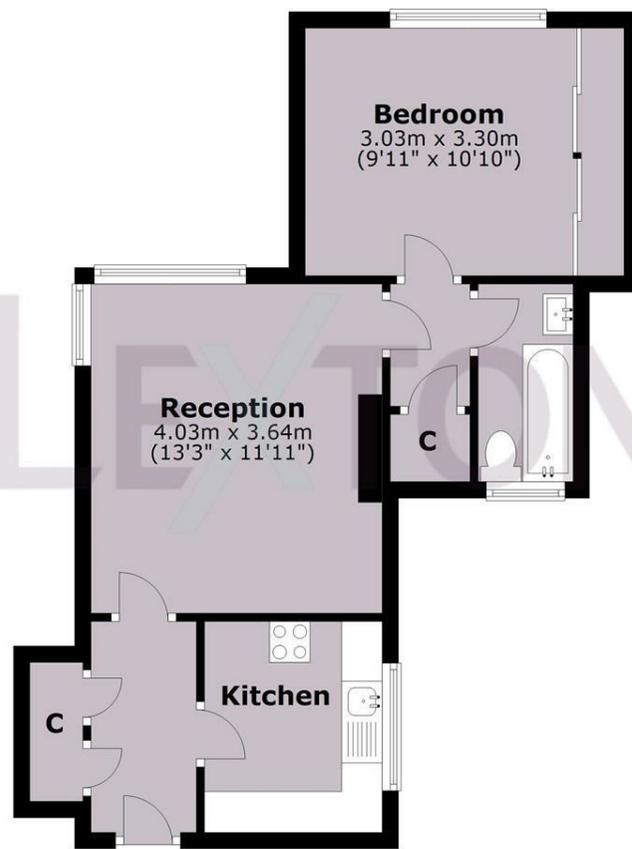




SCAN HERE TO OFFER ON THIS PROPERTY

### First Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 43.3 sq. metres (466.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	