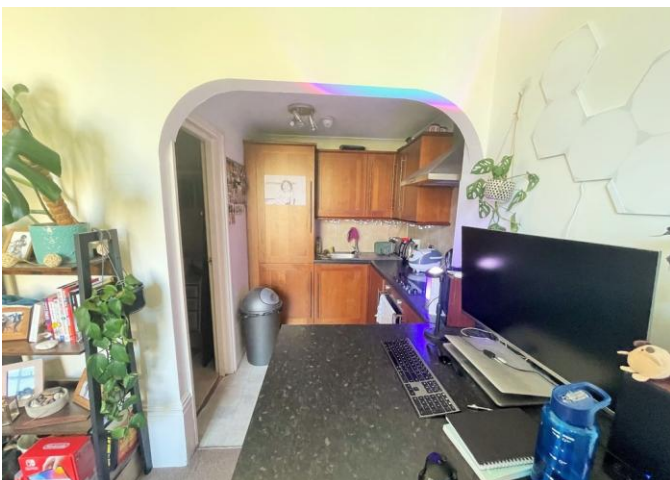


PHILLIPS & STILL

Dyke Road, Brighton

£180,000



- A Light & Spacious First Floor Studio Conversion
- Separate Kitchen Area
- Shower Room
- Perfect Home, Investment or Holiday Retreat
- No Onward Chain & Long Lease

To view all our homes: phillipsandstill.co.uk



Dyke Road, Brighton, BN1 3JB



Positioned on the first floor of an attractive period building set back from the road, this spacious and light converted studio flat is presented in good order throughout. The property benefits from high ceilings, a long lease, a share of the Freehold and no onward chain.

Internal accommodation comprises of entrance hall, a great size bright studio room with space for lounge and bedroom furniture, separate kitchen area with a breakfast bar for dining at, and a separate modern fitted shower room. You also have built-in storage. This property is ideal as a first step on the property ladder, buy to let investment or second / holiday home near the sea!

Dyke Road is without a doubt one of the most sought after addresses in Brighton & Hove. There are excellent local pubs, shops, beauty boutiques, doctors, dentists, pharmacies and cafés all close by & at your convenience as well as parks and the popular Seven Dials district within a short stroll. For anyone needing to trains to London or Gatwick, Preston Park mainline railway station is just a few minutes walk away meaning you can cut down the time of that daily commute! Both Brighton and Hove railway stations are also close by.



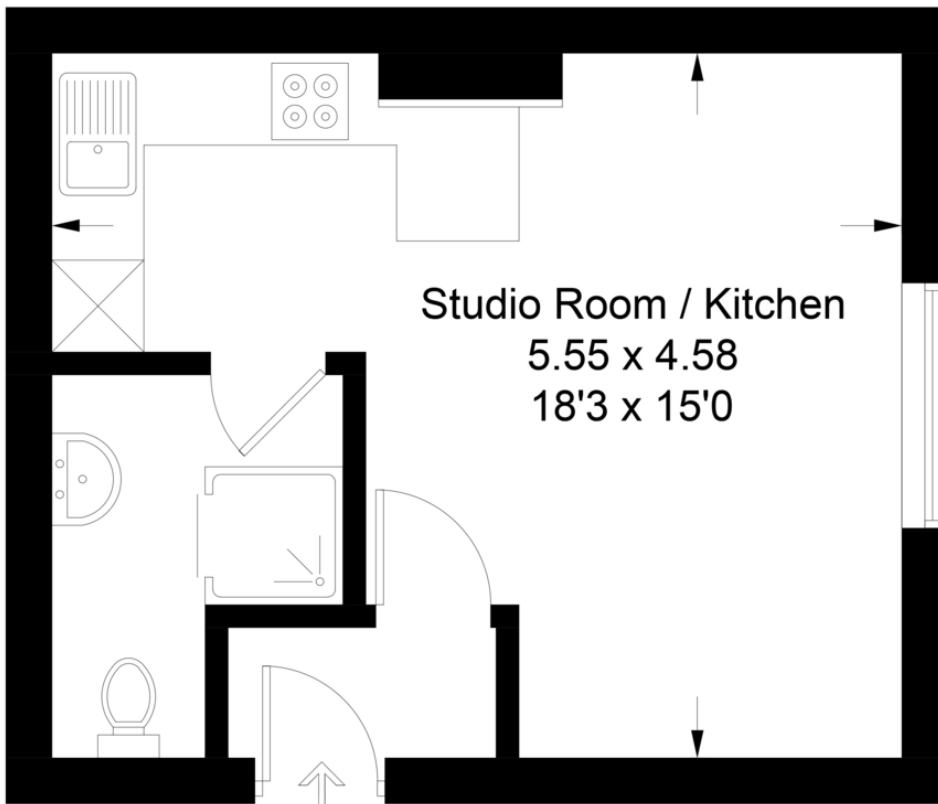
Picture this...

It is a brilliant location to live in with a whole host of activities within easy reach of your front door. Dyke Road Park and Preston Park are close by for dog walks and regular buses run to & from the town centre!

If you're looking to explore the excitement going on in the heart of the City! Why not grab a coffee from Small Batch & an artisan sandwich from Flour Pot on your way through Seven Dials!

Dyke Road, Brighton, BN1 3JB

Approximate Gross Internal Area = 25.6 sq m / 275 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID954125)

Accommodation

FIRST FLOOR

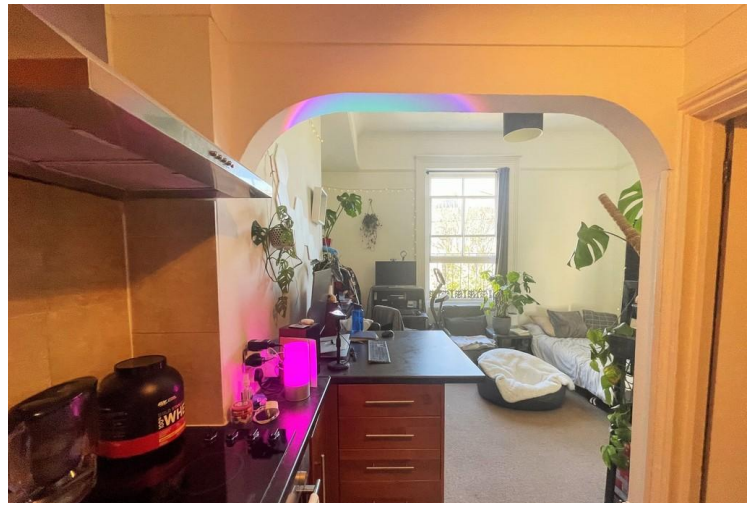
ENTRANCE HALL

STUDIO ROOM
18' 3" x 15' 0" (5.56m x 4.57m)

KITCHEN AREA

SHOWER ROOM





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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