

# Fairways, Dyke Road

Brighton

Guide Price £300,000 – £325,000





Excellently located in Brighton, near the amenities of Seven Dials, Dyke Road Park and close to both Preston Park & Brighton Train Stations. A beautifully presented FIRST FLOOR APARTMENT with TWO DOUBLE BEDROOMS, BALCONY & FIRST COME FIRST SERVED PARKING.

Situated on the first floor of an attractive and well-maintained 1930s apartment building, this modern two-bedroom apartment with a private balcony is conveniently positioned across the road from Dyke Road Park and the bustling independent shops, bars and restaurants of Seven Dials.

The property comprises a bright lounge/diner with a large window and a glass door leading out to the balcony, along with a separate contemporary style kitchen, two double bedrooms and a classic white bathroom suite. There is a welcoming hallway with built-in cupboards for extra handy storage.



The well-tended communal gardens wrap around the complex, providing a beautiful selection of mature Verbena, geraniums, lavender and hydrangeas. Residents of Fairways benefit from unallocated off-road parking on a first come first served basis, with each resident benefiting from one resident permit and one visitor permit. A secure bicycle shed and storage shed are both available by application to managing agents.





### THE LOCAL AREA

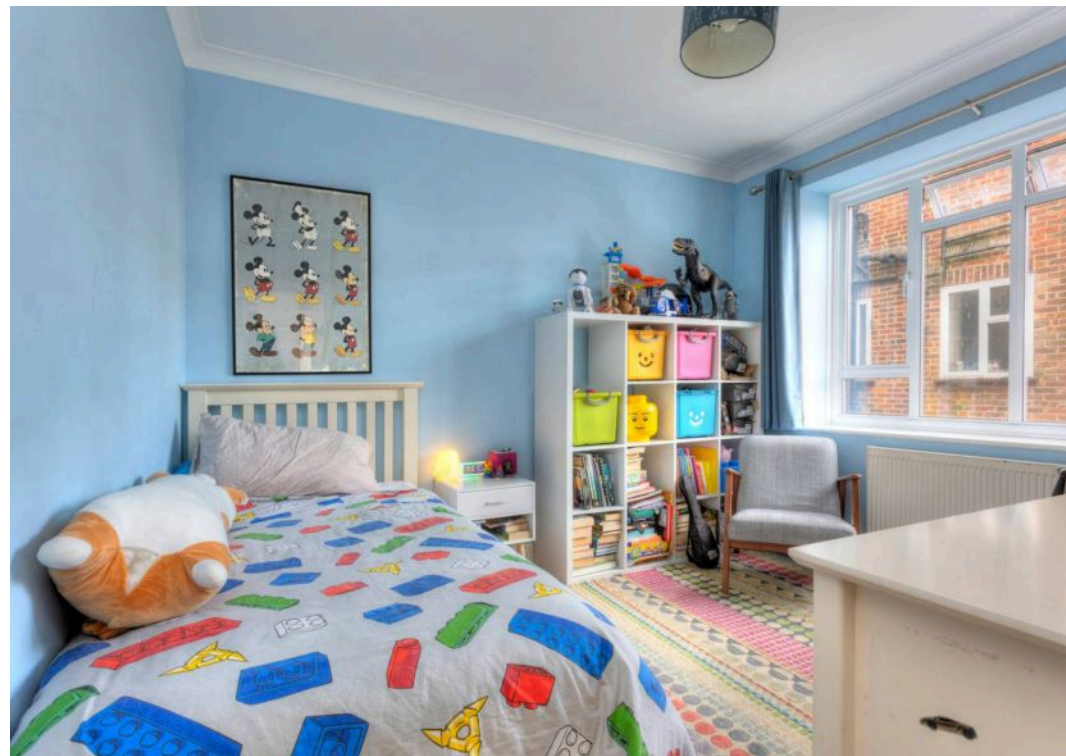
Set back from Dyke Road, Fairways sits directly opposite Dyke Road Park with its wonderful sea views, tennis courts, children's playground, landscaped gardens, and the open-air Boat Theatre. Situated only a short walk away from Seven Dials, this popular area offers a wide variety of stylish independent shops, coffee bars, and restaurants. The seafront, Churchill Square Mall, and the high street stores of Western Road, together with the bustling North Laines and South Lanes, are all within easy reach. There are plenty of regular bus services into the centre of Brighton and out to Devil's Dyke, while both Brighton and Preston Park stations are less than a mile away, providing convenient mainline commuter links.

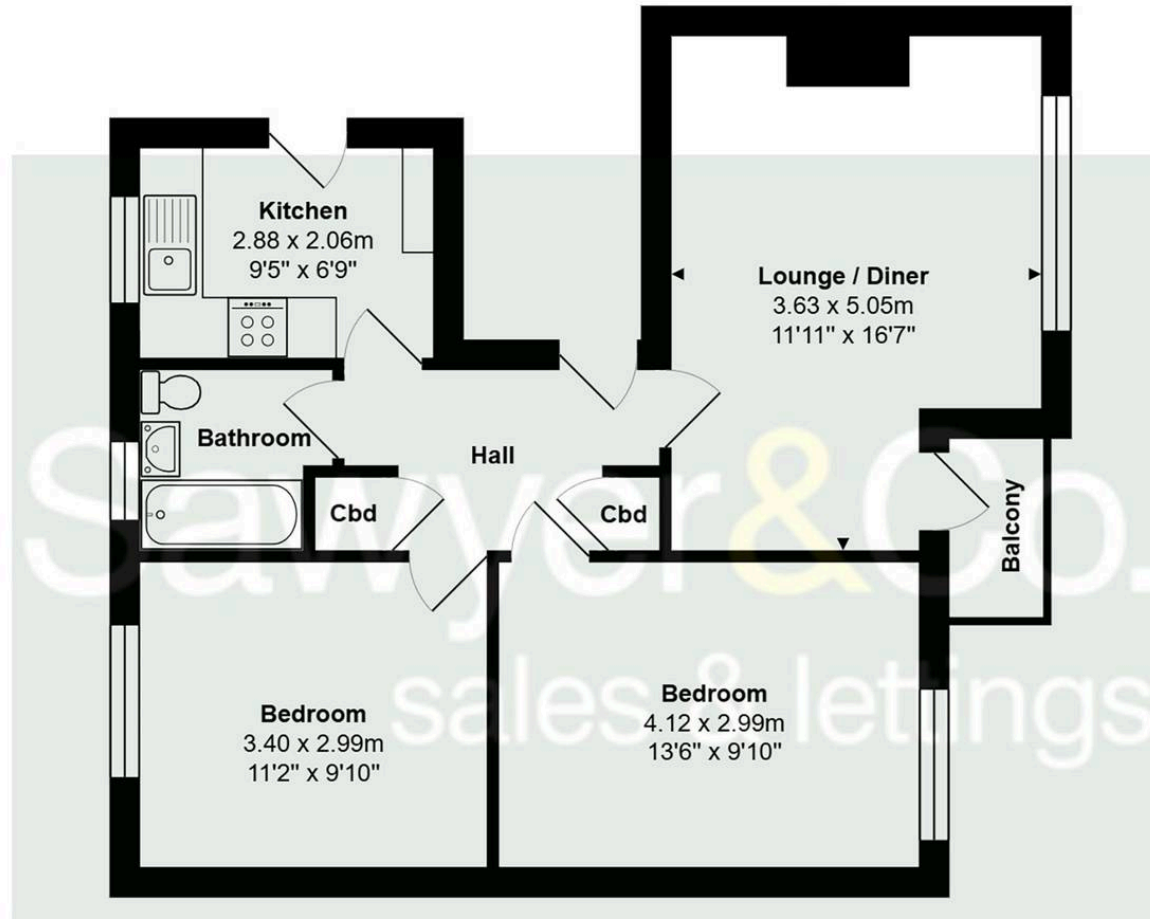
### FURTHER INFORMATION

Currently, the property is in Council Tax band B, which was charged at £1,910.06 for 2025/26, and is in Parking Zone Q. EPC rating - C Council Tax - B Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by. Parking zone - Q TENURE & OUTGOINGS Tenure: Leasehold Unexpired term on lease - 972 years Service Charge -£1,682.80 pa (tbc) Ground Rent - £90 pa This information has been provided by the seller. Please obtain verification via your legal representative.









Total Area: 55.9 m<sup>2</sup> ... 602 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.





## Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.