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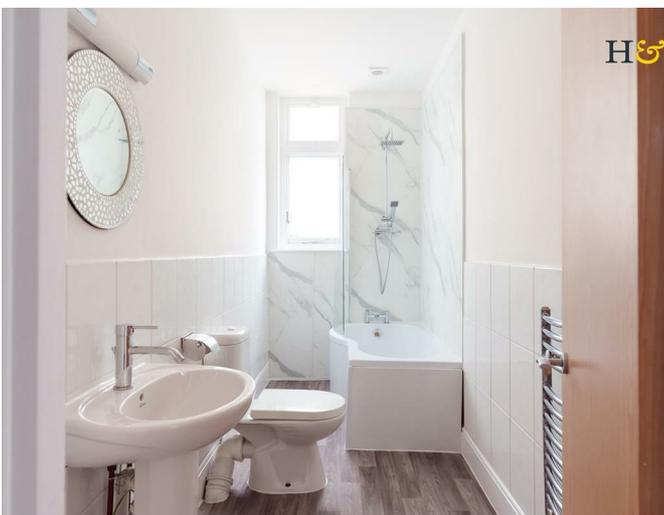


Dyke Road  
Brighton

HEALY  
& NEWSOM

EST. 1990





# Dyke Road, Brighton, BN1 3JA

£235,000

Located on the esteemed Dyke Road in Brighton, this charming first-floor flat offers a modern living space with ample natural light, has been freshly decorated throughout and benefits from new carpet. Situated within a beautifully converted mansion, the property greets you with a grand communal entrance that showcases the original Minton tile path, an impressive front door, and high ceilings adorned with decorative cornices. The original staircase rises to the first floor leading to the property's front door.

The entrance hall provides access to all the rooms, the open-plan living room is bathed in natural light, thanks to the south west-facing double-glazed sash windows. The kitchen is thoughtfully designed with a range of sleek white gloss units, providing ample space for appliances, including a fridge freezer and washing machine. A gas hob and integrated oven make cooking easy, while the breakfast bar offers a perfect spot for dining.

The bedroom features another double-glazed sash window, ensuring a bright and airy feel. Additionally, a door leads to a convenient walk-in storage cupboard, perfect for keeping your belongings organised. The bathroom has a contemporary design with a 'P' shaped shower bath, W.C and basin, providing both style and functionality.

This property is sold with no onward chain, making it an ideal choice for those looking to move swiftly into their new home. With its prime location near Brighton city centre and the mainline train station, this flat is perfect for anyone seeking a vibrant lifestyle in one of the UK's most sought-after coastal cities.

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## Location

The property is located on Dyke Road which leads directly to Brighton's main high street on Western Road, Churchill Square shopping mall and the seafront. This desirable residential area is in close proximity to local parks and has easy access to the hustle and bustle of Seven Dials shops, restaurants and cafés, in addition to the bohemian and eclectic North Laine district in Brighton.

Brighton mainline station is approximately only 0.3 miles in distance, easily accessible for those that need to commute and a regular bus services nearby provide access to all parts of the city and beyond. St Ann's Wells Park is under 0.7 miles in distance, a popular green space in a city location which hosts festivals and includes tennis courts, café and a plethora of native and exotic trees.

## Additional Information

(Outgoings as advised by our client)

EPC rating: C

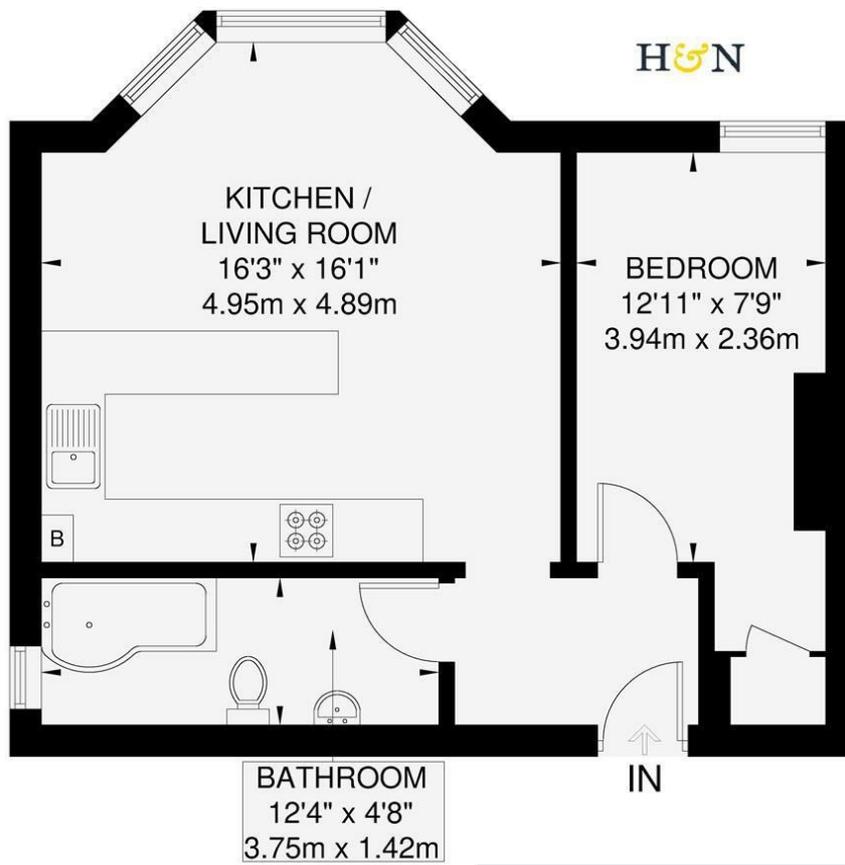
Internal measurements: 463 Square feet / 43.1 Square metres

Tenure: Share of Freehold - Lease: 980 years remaining

Maintenance charges: £1,200 per annum

Council tax band: A

Parking zone: Y



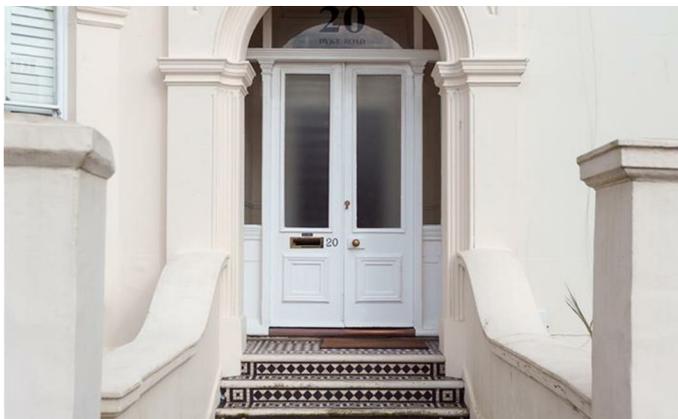
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**Approximate Gross Internal Area**  
43.1 sq m / 463 sq ft

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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→	Measuring Points	CH	Ceiling Height
S	Storage Cupboard	T	Hot Water Tank
W	Fitted Wardrobes	FF	Integrated Fridge / Freezer
↖	Garden Shortened for Display	□	Head Height Below 1.5m
↗	Skylight	B	Boiler



**VERY IMPORTANT NOTES**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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