



**Dyke Road, Brighton, BN1 5AA**  
**£1,400 Per month**





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### Summary

#### REFURBISHED TWO BEDROOM SPLIT LEVEL FLAT ON DYKE ROAD

Nestled in the vibrant area of Dyke Road, Brighton, this newly refurbished purpose-built flat offers a delightful blend of modern living and classic charm. This split-level property features two well-proportioned bedrooms, making it an ideal choice for professionals, couples, or small families seeking a comfortable and stylish home.

The refurbishment has enhanced the living space, providing a fresh and inviting atmosphere throughout. The unfurnished nature of the property allows you the freedom to personalise the space to your taste, creating a home that truly reflects your style.

The location is one of the standout features of this property. Dyke Road is known for its excellent amenities, including local shops, cafes, and parks, all within easy reach. The vibrant city centre of Brighton, with its array of entertainment options, is just a short distance away, ensuring you are never far from the action.

### Open Plan lounge / kitchen

Spacious open plan kitchen and lounge with large windows overlooking Dyke Road. Newly fitted kitchen with marble affect work tops and off white units. Space for fridge and washing machine.

Council Tax - A  
Parking Zone - Q  
EPC - C

### Bedroom one

Good size double bedroom with new grey affect wooden flooring

### Bedroom two

Double bedroom with new grey wood affect flooring

### Bathroom

Fully tiled bathroom with bath and over head shower, WC, wash hand basin and towel rail.

### Additional information

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

