



TRUEMANS





## Dyke Road, Brighton, BN1 5BB

\*\*\*Guide Price- £325,000 - £350,000\*\*\*

From the front door, you enter the entrance hall, with high ceilings, original cornicing and stained glass door.

The apartment itself is situated on the top floor, you are greeted by the hallway with doors to all rooms, a large living room with panoramic stunning sea views to the front, the kitchen with breakfast area also overlooks the front, two large double bedrooms with panoramic views toward the Downs at the rear and a separate bathroom.

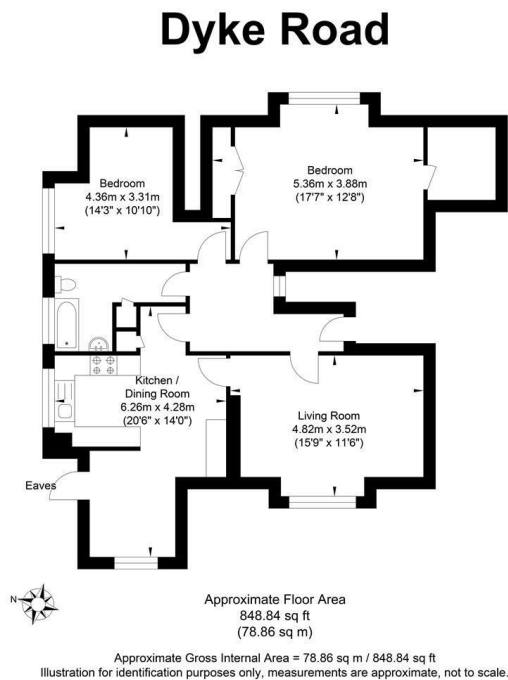
The apartment has a light and airy feel throughout, which requires renovation making it perfect for an investment opportunity or someone looking to put their own mark on it.

Being close to the Seven Dials, its trendy cafes and boutique shops, this apartment is a great opportunity for first-time buyers or those seeking an investment set for good capital appreciation. With being in a perfect location for commuters with Brighton train station close by along with excellent road links to the city centre, as well as A23/A27.





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Further Information

Council Tax: Band C

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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