

Sawyer&Co.
sales & lettings

Dyke Road
Brighton

Offers in Region of **£145,000**



Dyke Road

Brighton

Developers or cash buyers only

Very well-situated in the Seven Dials area, opposite Dyke Road Park and offering easy access to Brighton Station. A TOP FLOOR (SECOND) PERIOD STUDIO APARTMENT with a separate kitchen.

Set on the top floor of an attractive period redbrick villa, this apartment features a central living space, a kitchen area and a bathroom complete with shower over bath. The property would benefit from modernisation work throughout.

In the Local Area

Offering easy access to the A27, Dyke Road with its convenient local shops, cafes and amenities just around the corner, has a lovely residential feel.

Preston Park mainline train station is only a short distance from your door making it ideal for commuters and trips into the heart of Brighton. Regular bus services allow easy access to Brighton and Hove and also the green open space of Devils Dyke.





When it comes to independent shops, bars and restaurants there's no shortage at nearby Seven Dials.

Further Information

The property is situated in Permit Zone Q.

Currently the property is in Council Tax band A which was charged at £1,719.63 for 2026/27.

EPC rating - G

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.

TENURE & OUTGOINGS

Tenure: Leasehold

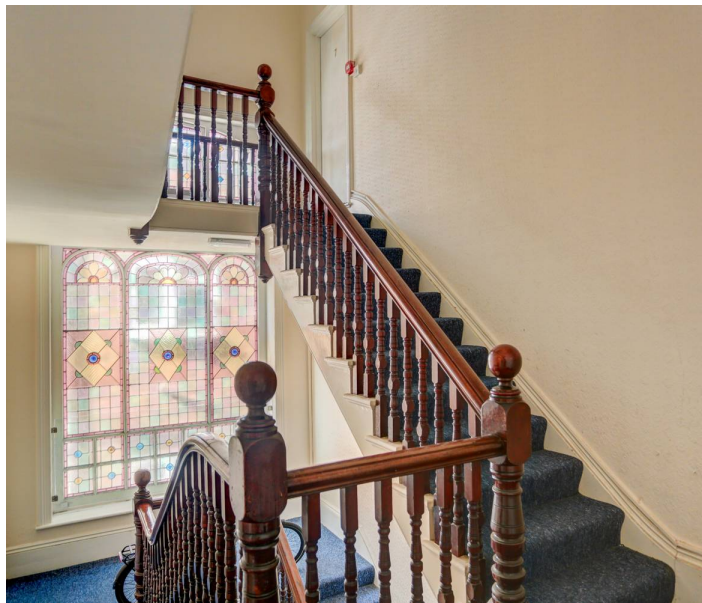
Unexpired term on lease - 933 years

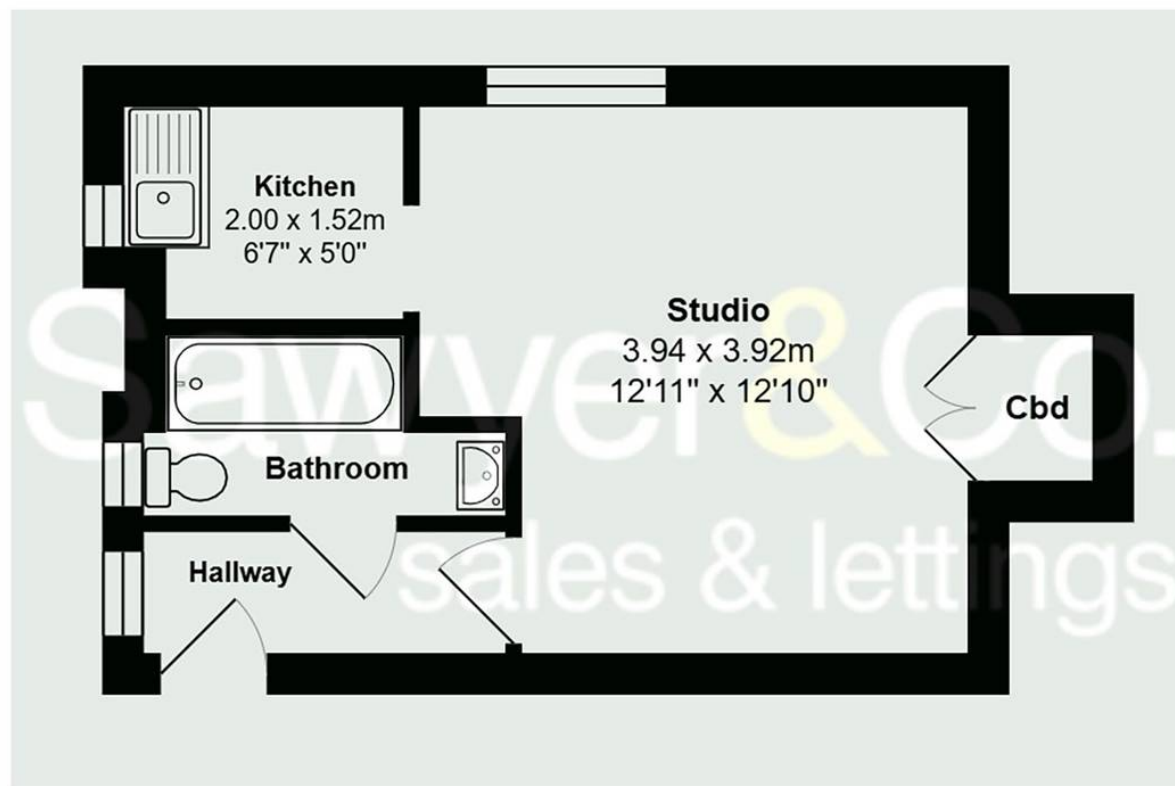
Service Charge - £1,201.70 pa

Ground Rent - £150 pa

Reserve Fund - £300 pa

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 24.0 m² ... 259 ft²

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.