



Dyke Road Drive, Brighton, BN1 6AJ

welcome to

Dyke Road Drive, Brighton

Set in the heart of Preston Circus, this stylish chain-free period home pairs character with flexibility. Offering three double bedrooms, a generous kitchen breakfast room, private patio garden and permit parking, just moments from Brighton's best restaurants, parks and stations.



Nestled in the vibrant heart of Preston Circus, this stylish and well-presented mid-terraced period house offers exceptional flexibility and character. Currently vacant and offered with no onward chain, the property boasts three spacious double bedrooms and two reception rooms, making it ideal for families, professionals, or those looking for extra space to work from home.

At the heart of the home is a large kitchen breakfast room with double doors opening to the east-facing patio garden, making it a welcoming social hub for everyday living and for al fresco entertaining or relaxing.

Recently upgraded with new windows, the house is filled with natural light and benefits from excellent insulation.

Living at Preston Circus means you're just moments away from some of Brighton's most acclaimed and diverse shops, bars, cafes and restaurants. The famous Duke of York cinema is also within easy walking distance. Preston Park itself has 63 acres of parkland, a manor house, a range of sports facilities, and two cafes - and is host to many local and international events.

Resident permit parking adds invaluable convenience in this sought-after, central location.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 107.4 m² (1,156 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Three double-bedroom period home
- No onward chain - ready to move
- Private rear patio garden
- Character features
- Preston Circus location - bars, restaurants
- Under 1km to Stanford and Downs junior/infant schools
- Brighton and London Road train stations

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over
£600,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP103383



Property Ref:
PRP103383 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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