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## 254 Dyke Road

Brighton, BN1 5AE

**£550,000**

Occupying the ground floor of this detached residence, is this unique, three four bedroom home that offers a variety of uses, and benefits from off-road parking, lawned rear garden and also comes with a 999 year lease and ownership of the freehold for the entire building.

Dyke Road has buses running past the property providing access into the vibrant city centre, seafont and promenade. Schools catering for all age groups are well presented throughout the city, whilst both Preston Park and Brighton mainline stations are both easily accessible providing north-bound commuter links with London/city.

Offered for sale with immediate vacant possession and no onward chain, this unique property really must be viewed internally to fully appreciate the variety of potential uses it offers. In addition to the family bathroom, there are two en-suite bathrooms and an en-suite shower room/WC. A well equipped kitchen leads through to an open plan living and dining space with two pairs of bi-folding doors that lead out to the newly turfed rear garden complete with a garden room. Furthermore, access can be gained from the living and dining space through a locked door, as well as through the reception hall, to two storey accommodation that potentially could be used to provide a home and income or a variety of other uses, subject to any consents that may or may not be required.

### Viewing

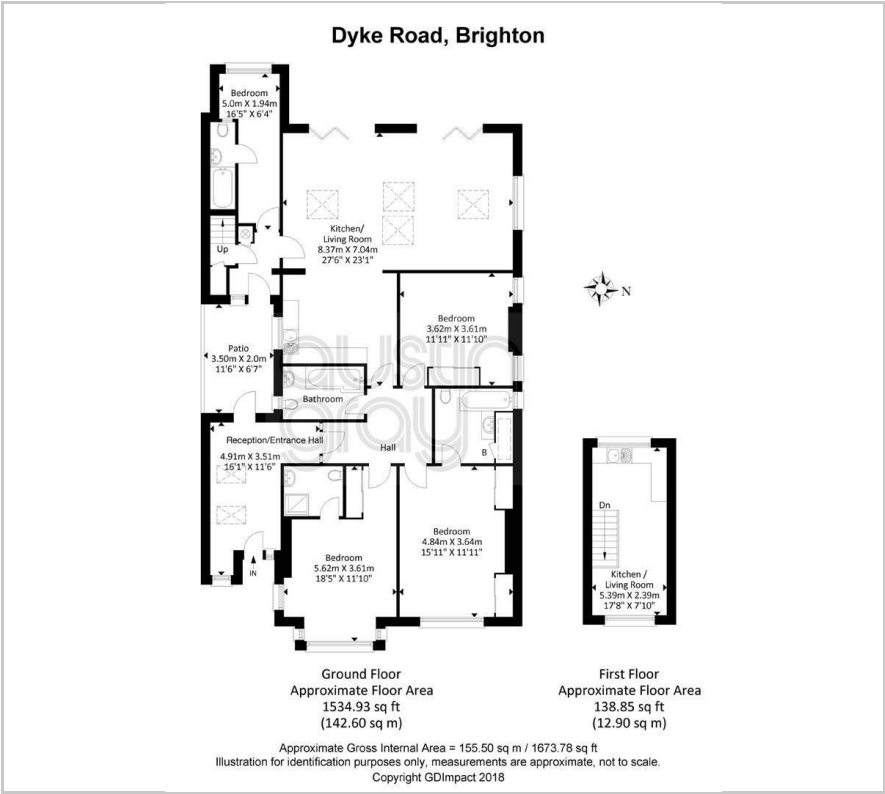
Please contact our Austin Gray Residential Office on 01273 232232

If you wish to arrange a viewing appointment for this property or require further information

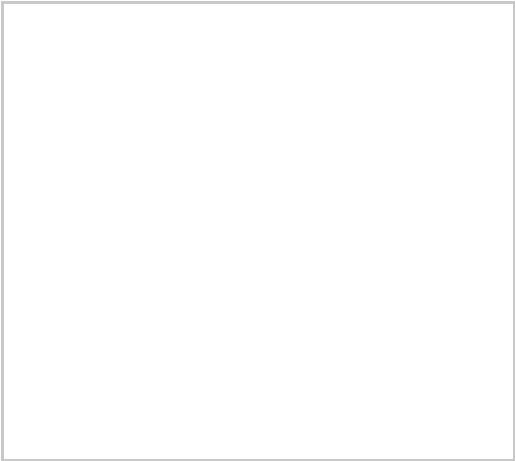




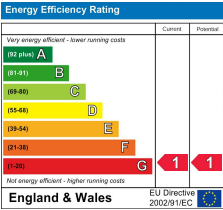
Floor Plan



Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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