



Park Lodge, Dyke Road, Hove, BN3 6NF

welcome to

Park Lodge, Dyke Road, Hove

CHAIN FREE and perfectly positioned beside Dyke Road Park, this bright ground floor apartment offers a dual-aspect lounge, double bedroom, separate kitchen, off-road parking and communal gardens. Moments from Seven Dials, local shops and excellent transport links. Ideal first home or investment.

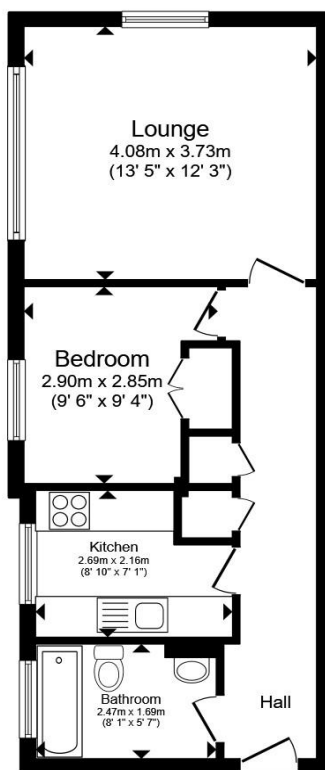


Positioned on the Hove side of the Brighton & Hove border and close to the green open spaces of Dyke Road Park, this well-proportioned ground floor apartment presents an excellent opportunity for first-time buyers, downsizers and investors alike. Offered to the market chain free, the property enjoys a highly desirable setting within a well-maintained purpose-built development with attractive communal gardens.

The accommodation is bright and well arranged with wood flooring to the main rooms, featuring a generously sized dual-aspect reception room that benefits from an abundance of natural light, a spacious double bedroom, a separate fitted kitchen and a bathroom. The practical layout offers excellent potential for personalisation, creating a home perfectly suited to contemporary living. Park Lodge occupies an exceptionally convenient position adjacent to Dyke Road Park, with its tennis courts, bowling greens, children's play area and popular café. The vibrant Seven Dials district is just moments away, offering an eclectic mix of independent cafés, restaurants and everyday amenities, while a 24-hour Tesco Express is conveniently located nearby.

For commuters, the location is superb. Preston Park and Brighton mainline stations are both within easy reach, providing direct services to London, while excellent bus routes and straightforward access to the A23 and A27 make travelling across the city and beyond effortless.

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 42.5 m² (457 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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- GROUND FLOOR FLAT
- CHAIN FREE
- DUAL ASPECT LOUNGE
- DOUBLE BEDROOM
- SEPARATE KITCHEN
- WOOD FLOORING TO MAIN ROOMS
- COMMUNAL GARDENS
- CLOSE TO DYKE ROAD PARK & SHORT WALK TO PRESTON PARK

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 750.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Aug 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP107019



Property Ref:
PRP107019 - 0002

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