



- Top Floor Apartment with Fabulous Views
- Large Lounge
- Lift Service
- Garage Available to Rent (STP)
- Close To Mainline Station
- Two Double Bedrooms
- Modern Fitted Kitchen
- On Site Parking
- Popular Town Centre Location
- Must Be Viewed

## Dyke Road, Brighton

Price: £375,000 Leasehold - Share of Freehold



**Total Area: 72.0 m<sup>2</sup> ... 775 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

Cox & Co are delighted to present this stunning top-floor apartment, ideally situated in the heart of the desirable Seven Dials district—on the border of Brighton & Hove. A perfect choice for commuters and city lovers alike, this home offers a vibrant lifestyle without being right in the thick of the city centre bustle.

Located within Prestonville Court, the apartment impresses from the moment you enter, with a high-quality finish and breathtaking panoramic views across Brighton, Hove, and beyond.

Thoughtfully designed and tastefully decorated by the current owners, the apartment features soft, neutral tones that enhance the natural light flowing in through dual-aspect windows, creating an inviting sense of space and airiness throughout.

There are two generously sized bedrooms, including a principal bedroom with built-in wardrobes. Additional hallway storage ensures practicality matches the style. The contemporary kitchen is well-equipped with high-end, integrated appliances and offers stunning views to enjoy while you cook.

The true highlight of the home is the expansive living and dining room, measuring nearly 16 feet, with ample space for both relaxation and entertaining. The large dual-aspect windows frame exceptional views, making this room a standout feature.

Prestonville Court is one of two purpose-built blocks constructed in 1972 and remains beautifully maintained by a proactive board of freeholders, helping to safeguard your investment for the long term.

The property comes with a share of the freehold and a strong lease with 124 years remaining.

Nestled just off Dyke Road, the development offers easy access to the A27 and direct routes into central Brighton. The vibrant Seven Dials area is just moments away, offering a rich array of independent shops, artisan bakeries, cafes, restaurants, and essential amenities.

The current seller rents a garage on the block

The property also comes with a permit for a parking space and a storage unit

