



# 148 Dyke Road

Brighton, BN1 5PA

**Asking price £650,000**

We are delighted to present for sale this impeccably designed two double bedroom penthouse apartment, boasting high-spec finishes, situated in the prestigious Dyke Road area and spanning over 1,341 Square feet.

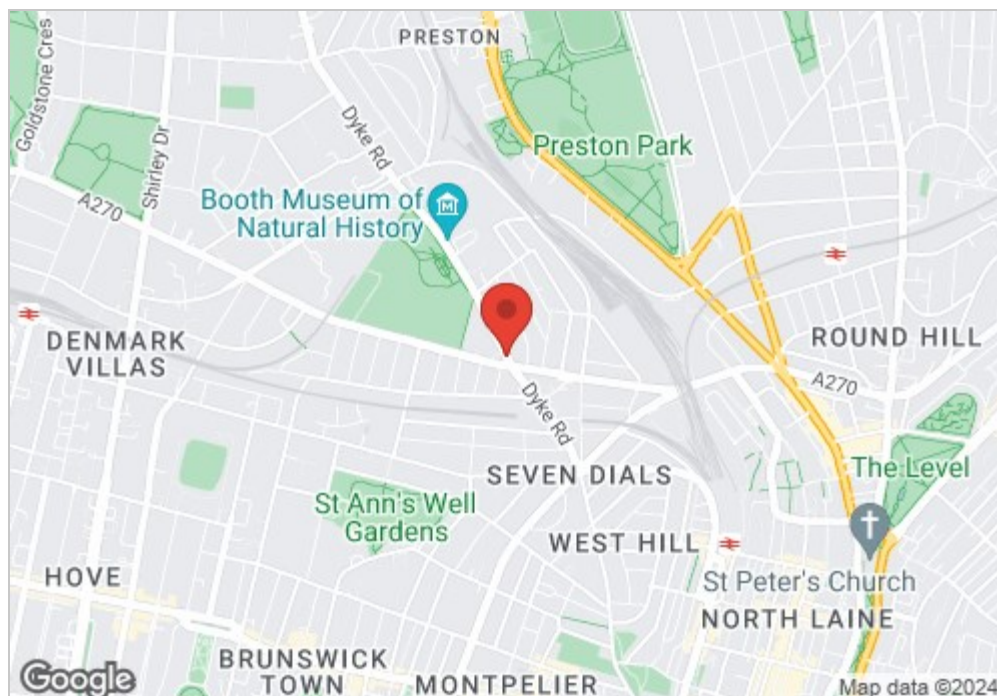
The accommodation comprises a spacious hallway with soaring ceilings and a striking feature glazed wall, leading to an impressive open-plan living area seamlessly integrating the living room and kitchen/breakfast room, complete with modern units and ambient lighting (which include colour changing Philips hue lighting throughout). The master bedroom boasts an open-plan en-suite with a luxurious jacuzzi bath, alongside a further double bedroom, bathroom, and parking space for two cars conveniently located at the front of the building.

Nestled within the sought-after Seven Dials location of Brighton, the property offers effortless access to a plethora of independent shops, bars, and restaurants, including the renowned Small Batch Coffee Shop, Le Gourmet Delicatessen, Flour Pot Bakery, and Co-op. The property is conveniently located near Brighton's mainline train station, facilitating easy commutes to Gatwick Airport and London, while also being within walking distance to the City Centre, seafront, and the vibrant Laine's district. Additionally, residents can enjoy the nearby St Ann's Well Gardens and Dyke Road Park, with their picturesque open-air theatre, play area, and rose gardens.



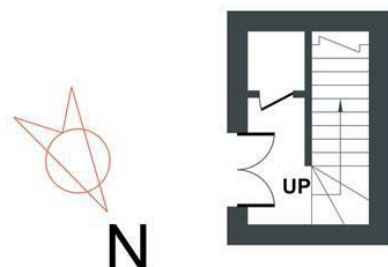
- Luxury penthouse apartment in prestigious Dyke Road location
- Includes two parking spaces
- Impressive open plan living area with high ceilings
- Viewing is essential to fully appreciate the property's charm and features.
- Close proximity to popular Seven Dials, ideal for commuters
- Two double bedrooms, one with en suite
- Rarely available opportunity in sought-after area
- Spanning Over 1,341 Square Feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	73
England & Wales	EU Directive 2002/91/EC	



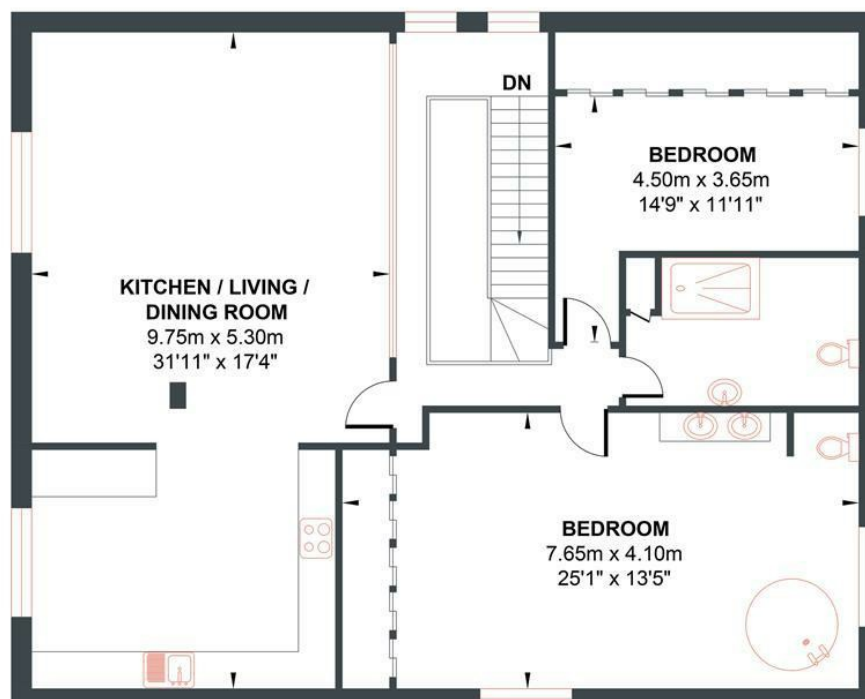
## DYKE ROAD

Approximate Gross Internal Area = 124.61 sq m / 1341.29 sq ft  
 Illustration for identification purposed only, measurements are approximate, not to scale.



SECOND FLOOR

**Approximate Floor Area**  
 55.64 sq ft  
 (5.17 sq m)



THIRD FLOOR

**Approximate Floor Area**  
 1285.64 sq ft  
 (119.44 sq m)