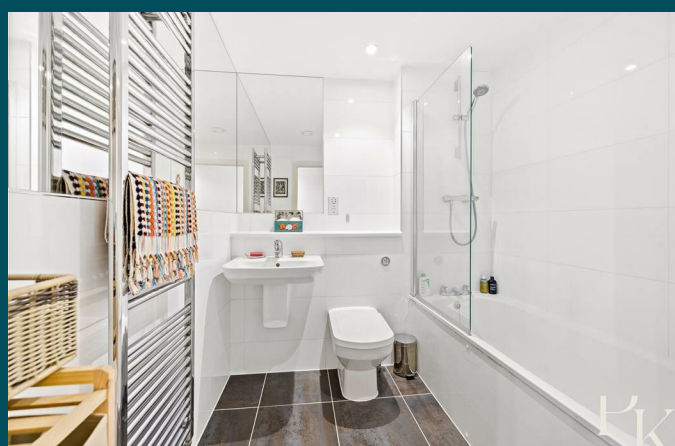




Brighton, BN1 3GY

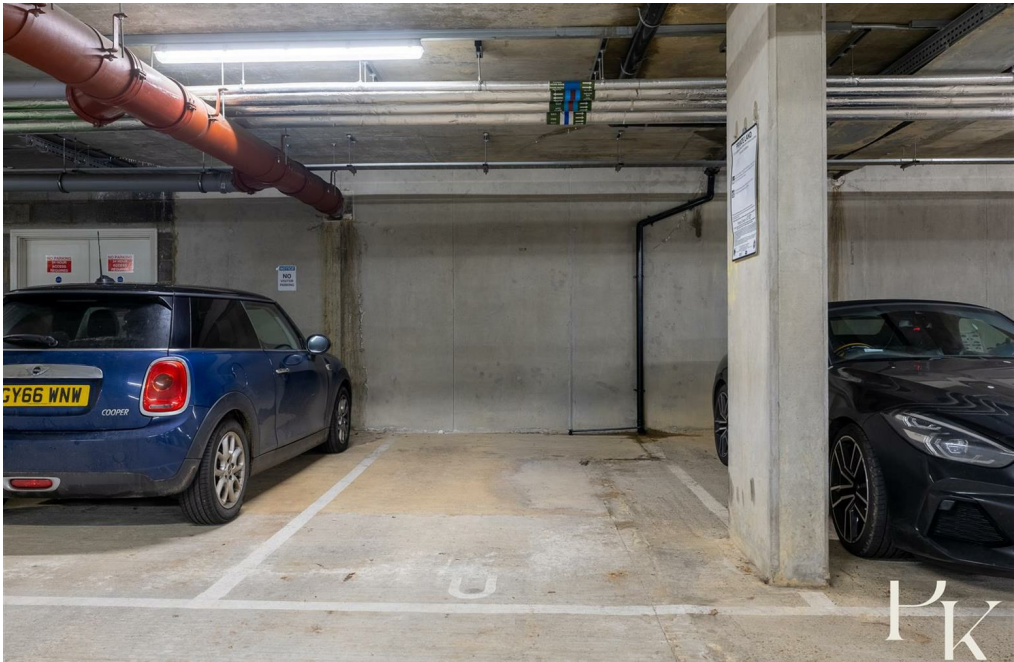
Situated in a sought-after modern development on Dyke Road, this well-presented two-bedroom first floor apartment offers contemporary living in a prime Brighton location, just moments from Seven Dials and within easy reach of Brighton Station.

Extending to approximately 690 sq ft (64 sq m), the property features a spacious open-plan kitchen/living room, filled with natural light from large glazed doors and windows with a calm, green outlook. The layout provides clearly defined lounge and dining areas, with a sleek, modern kitchen fitted with white gloss units, black granite worktops and integrated appliances.

There are two bedrooms, including a generous principal bedroom with fitted wardrobes and a stylish en-suite shower room. The second bedroom is ideal as a guest room, nursery or home office. A modern family bathroom completes the accommodation, finished with contemporary tiling and a full-sized bath with shower over.

Blanche House is a secure, well-maintained development benefitting from gated access and lift service. The apartment also comes with one allocated secure underground parking space, a rare and valuable feature in this central location, as well as access to attractive communal gardens.

Dyke Road is perfectly positioned for Brighton living. Seven Dials is just a short stroll away, offering an excellent selection of independent shops, cafés and restaurants, while Brighton Station is within walking distance for convenient commuter links to London. The city centre, seafront and green open spaces are all easily accessible nearby.



Approximately 64 sqm (690 sqft)



The measurements are approximate and are for illustration purposes only.
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
If you require further verification please discuss with the buyer/owner of the property.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		74	76
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		
EU Directive 2002/91/EC		
		

Pearson Keehan