



# Blanche House Dyke Road

Brighton, BN1 3GY

**Guide price £325,000**

Situated on the third floor of the highly regarded Blanche House development, this bright and well-presented one-bedroom apartment offers stylish, low-maintenance living in a prime Brighton location.

The property features a spacious open-plan living area, flooded with natural light from large south-facing windows and direct access to a private balcony - perfect for enjoying sunny days and elevated views. The contemporary kitchen is sleek and well-equipped, seamlessly integrated into the living space to create a sociable and modern layout.

The double bedroom is well-proportioned and benefits from fitted mirrored wardrobes, enhancing both storage and the sense of space. A clean, modern bathroom suite completes the interior, finished in a crisp, neutral style.

Blanche House is a secure, well-maintained development with gated access, a passenger lift servicing all floors, and access to attractive communal gardens, offering a peaceful retreat from city life.

Dyke Road is perfectly positioned for the best of Brighton living. Seven Dials is just a short stroll away, offering a vibrant mix of independent shops, cafés, and restaurants. Brighton Station is within easy walking distance, providing excellent commuter links to London, while the city centre, seafront, and nearby green spaces are all readily accessible.



## Dyke Road



Third Floor  
Approximate Floor Area  
500.19 sq ft  
(46.47 sq m)

Approximate Gross Internal Area = 46.47 sq m / 500.19 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
82	82
England & Wales EU Directive 2002/91/EC	

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

Pearson  
Keehan