



22 Prestonville Court Dyke Road

Brighton, BN1 3UG

Asking price £400,000

Occupying the fifth floor of the well-maintained Prestonville Court, this beautifully presented two-bedroom apartment enjoys far-reaching panoramic views across Brighton and towards the South Downs, while offering generous accommodation, a private garage and an exceptionally convenient location.

Extending to over 800 sq ft, the apartment is wonderfully bright throughout, with large picture windows flooding the principal rooms with natural light and framing spectacular elevated views across the city skyline. The impressive dual-aspect living and dining room is undoubtedly the heart of the home, providing an inviting space to relax or entertain while taking full advantage of the ever-changing outlook.

The separate contemporary kitchen is thoughtfully designed with sleek gloss cabinetry, ample worktop space and integrated appliances, making it both stylish and practical for everyday living.

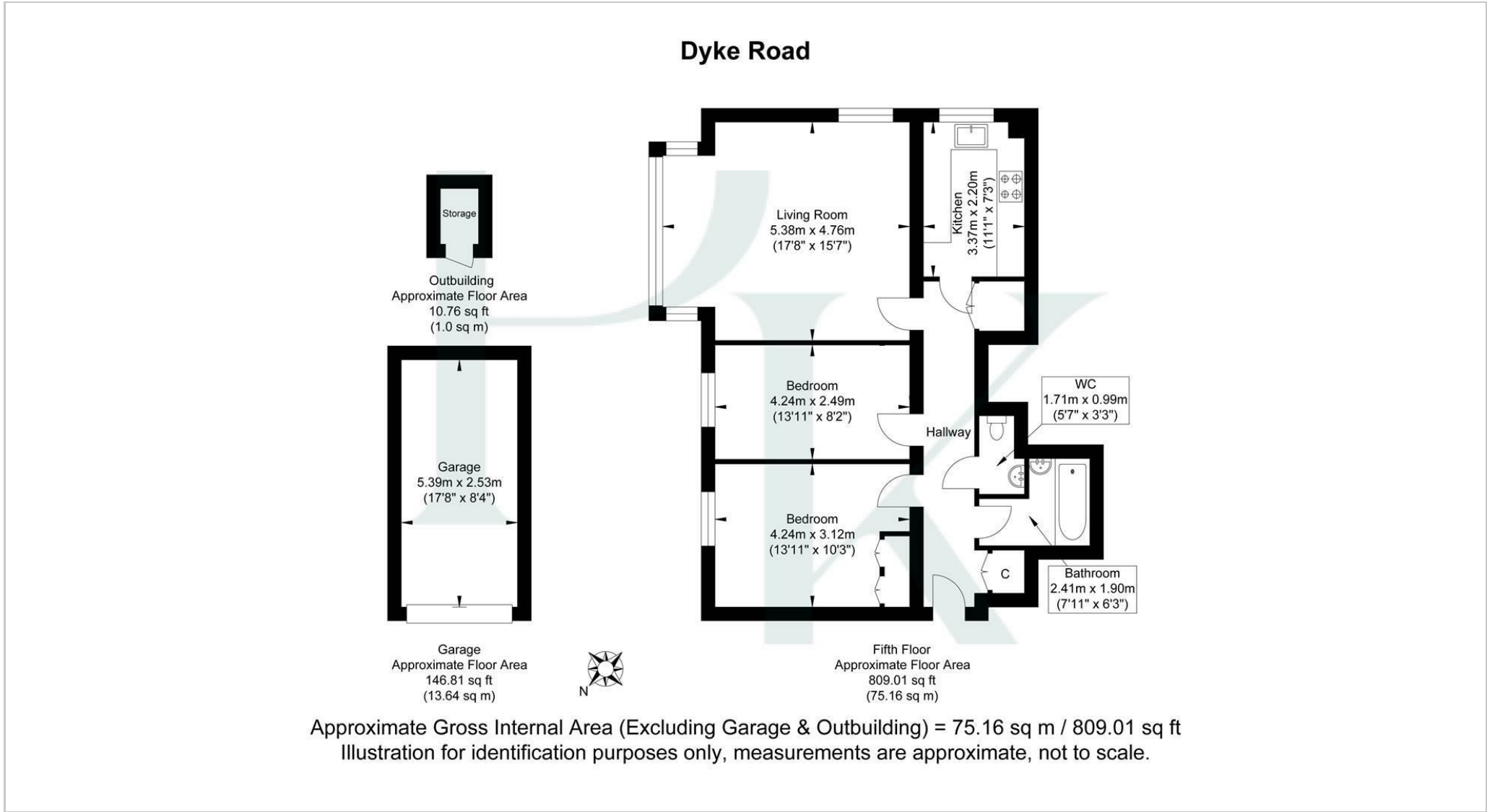
Both bedrooms are comfortable doubles, with the principle benefitting from a Hammonds designed built-in wardrobe, and particularly generous proportions. The modern bathroom is complemented by a separate WC, adding further convenience for both residents and guests.

A particularly valuable addition is the private garage, providing secure parking or excellent storage – a rare commodity in such a central Brighton location. Residents also benefit from a lift serving the building, making access effortless despite the apartment's elevated position.

The service charge offers excellent value, encompassing a range of useful amenities including heating and water, the services of an on-site caretaker and gardener, as well as a residents' parking permit for the communal car park, ensuring day-to-day living is both convenient and well managed.

Prestonville Court is ideally positioned on Dyke Road, within easy walking distance of Brighton Railway Station, making it an ideal choice for commuters. Seven Dials is just moments away, offering an excellent selection of independent cafés, restaurants and everyday amenities, while Brighton city centre, the seafront and St Ann's Well Gardens are all within easy reach.

Combining generous proportions, outstanding views, excellent storage, a private garage, inclusive resident amenities and an exceptionally convenient location, this superb apartment offers a wonderful opportunity to enjoy city living in one of Brighton's most desirable locations.



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		
England & Wales	EU Directive 2002/91/EC	

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

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