Flat 2, Lainson House, Dyke Road,
Brighton, BN1 3JS
Price £595,000 Leasehold

stevens
making the right moves
ESTATE AGENTS

An Immaculately Presented Ground Floor Apartment with No-Chain, Set within a historic former Children's Hospital, in the Centre of Brighton. With Floor-to-Ceiling Windows, a Wrap Around Sun Terrace and Allocated Undercroft Parking.

Brighton

The Clifton Hill Conservation Area was originally designated in 1973. It was extended in 1977 and now covers 75 acres. The conservation area was renamed by the council in October 2005 and is now known as the Montpelier and Clifton Hill Conservation Area.
It's excellent location offers great access for Brighton train station, the seafront, and the city centre as they all within easy walking distance, making it an ideal choice for those seeking convenience, connectivity, and a vibrant city lifestyle.

Description

Set within a secure gated development, Lainson House is perfectly positioned between the Seven Dials and the Centre of Brighton itself, with access to maintained communal gardens and a decked roof terrace. This historic building was originally the Royal Alexandra Children's Hospital, built in 1881 and used for over 100 years, before finally closing and relocating to its new site at the County Hospital in June 2007.

A key fob allows residents to access both the undercroft parking, where a lift services all floors and the impressive main entrance door, where the spacious foyer with chandeliers, high ceilings & decorative cornicing oozes a luxurious feel whilst leading you round to the flat entrance.
Located towards the rear of this sought-after development, boasting spectacular floor-to-ceiling windows allowing natural light to flood all the principal rooms from the Southerly aspect, this is a property not to be missed.
Once inside, the entrance hall leads you to all rooms, including the en-suite bedroom with sliding doors and privacy screen fencing allowing you to step out to your own outdoor oasis; the plush tiled bathroom suite is in a contrasting colour scheme. The boiler cupboard and guest W/C can also be located in the inner hallway.
Solid Oak flooring connects all of the internal space, and blends seamlessly with feature walls, custom drapes and the vendors' perfectly matched furniture. The main hub of the home and standout feature is the Living space, with architecturally designed curvature of the walls mixed with the oversized windows & doors creating a refined yet welcoming space. All the doors open onto the wrap-around private terrace, seamlessly connecting the outside space.
The dining area flows beautifully to the kitchen where high-gloss, handle-less units offer plentiful storage and solid worktops allow space to create your favourite meals!

Additionally the development has allocated underground parking ensuring there is never an issue with something this close to town, there are beautifully maintained gardens, whilst the roof terrace on the top floor is a joy to entertain from!

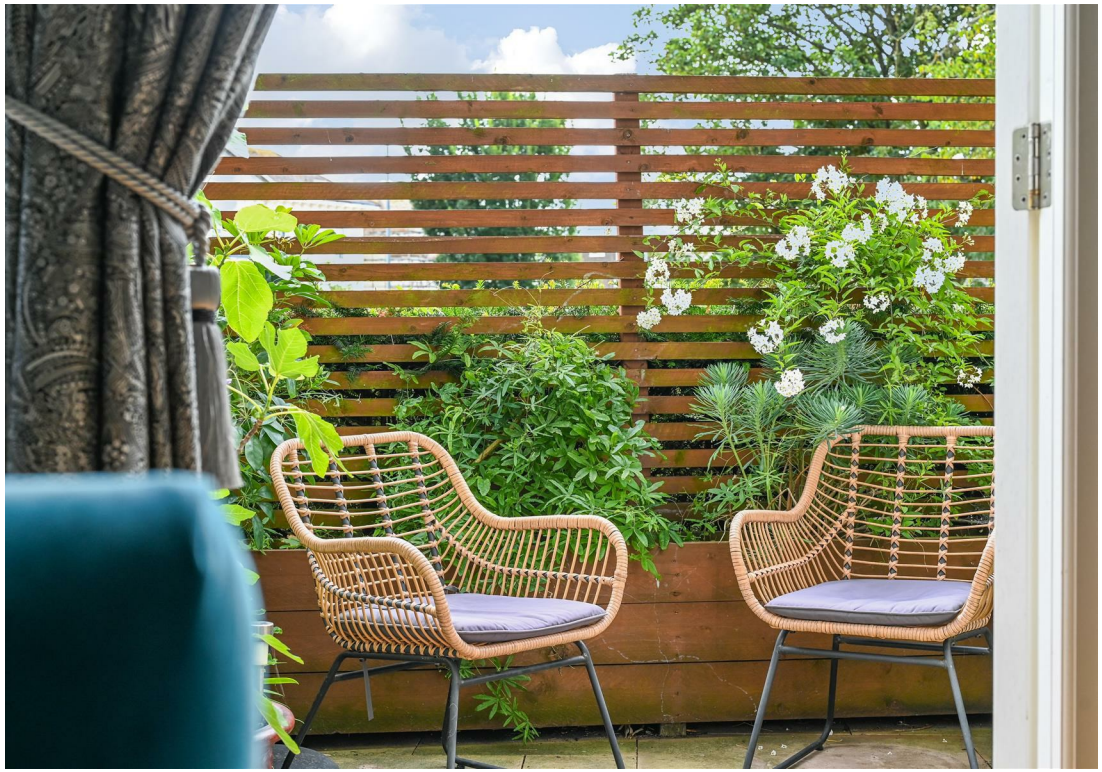
Early viewing is deemed essential to appreciate the excellent condition throughout

Property Information

Council Tax Band D: ££2,579.44 2026/2027
Utilities: Mains Electric. Mains water and sewerage
Parking: Allocated underground parking
Broadband: Standard 14 Mbps, Superfast 80 Mbps, Ultrafast 330 Mbps (OFCOM checker)
Mobile: Variable/Good coverage (OFCOM checker)
Ground Rent: £329 per annum
Maintenance: £4200 per annum

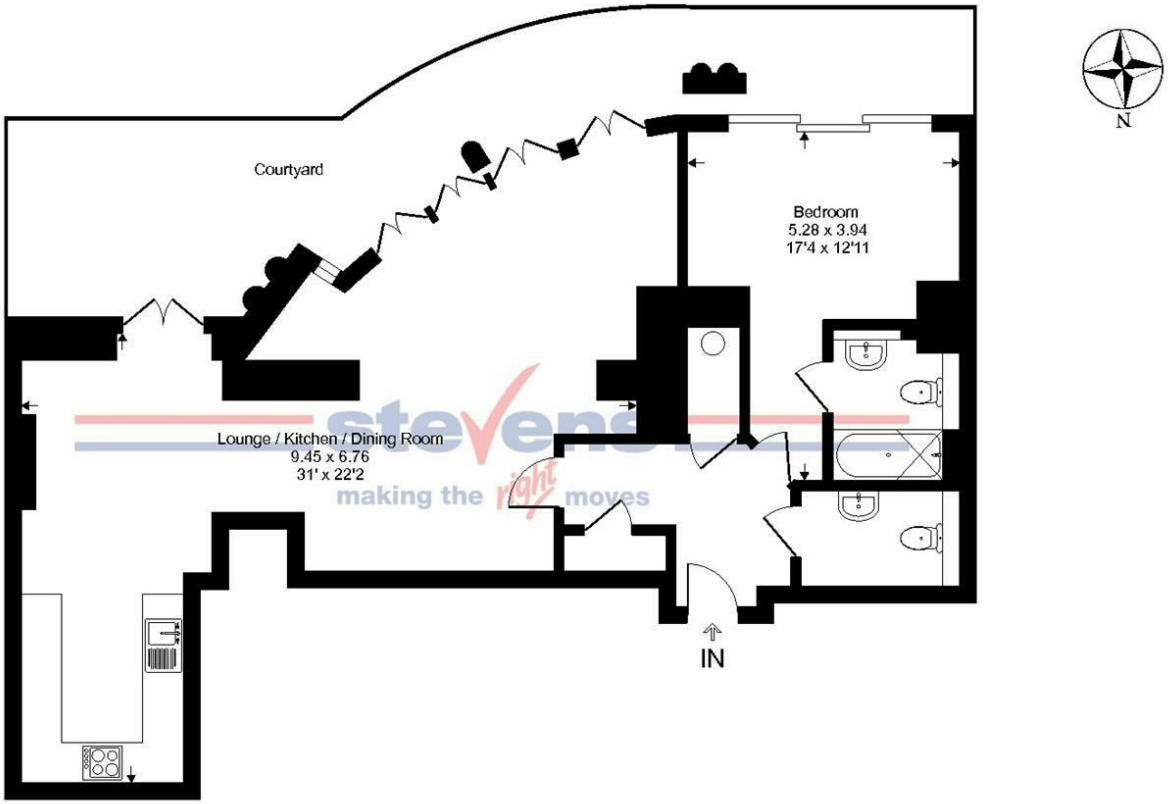
Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.



Lainson House, BN1

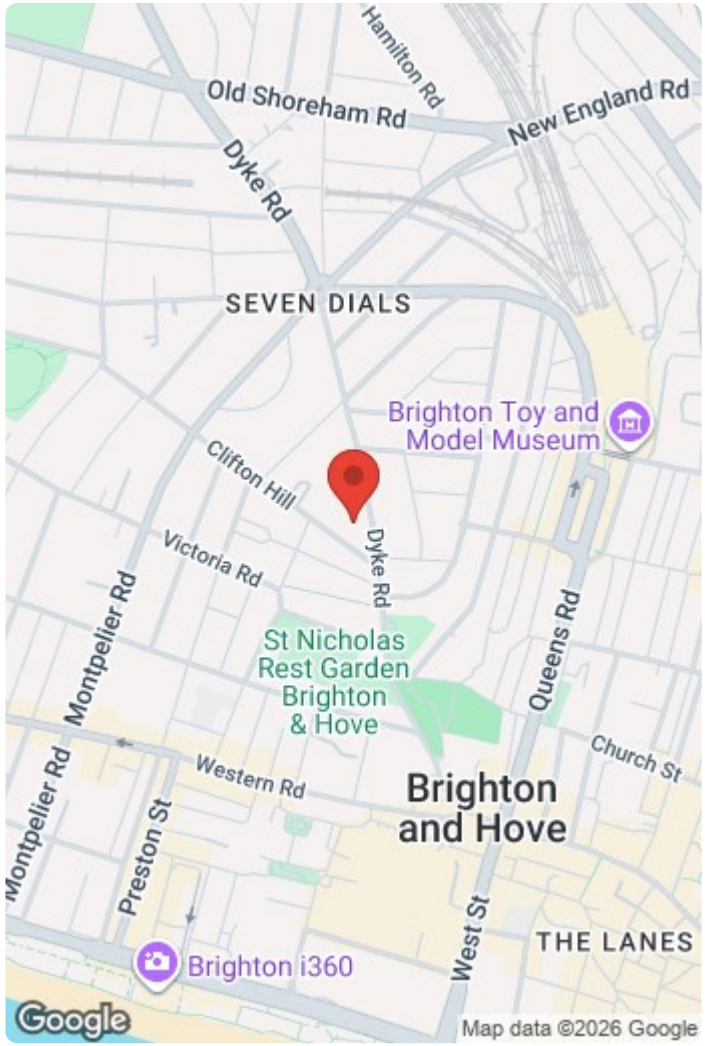
Approximate Gross Internal Area = 82 sq m / 888 sq ft

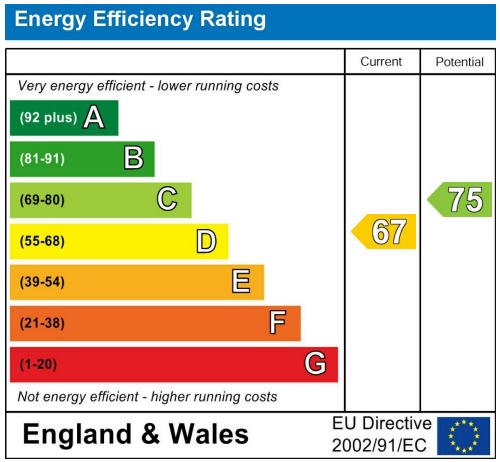


Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2026 - Produced for Stevens





Viewings by appointment only

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

Tel: 01273 492141 Email: sales@stevens-estates.co.uk

www.stevens-estates.co.uk

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK
rightmove find your happy
THE GUILD OF PROFESSIONAL ESTATE AGENTS GUILDPROPERTY.CO.UK