



CADOGAN
COURT

PRESTONVILLE COURT

REGULATED PARKING - PERMIT HOLDERS ONLY
CYCLE PARKING AT REAR

FOSTER
& CO.

Dyke Road

Brighton, BN1 3UG

Asking price £350,000

Spacious & Bright Two-Bedroom Apartment Prestonville Court, Seven Dials

Located in the heart of the vibrant Seven Dials area, Prestonville Court is a sought-after purpose-built apartment block, offering a unique lifestyle surrounded by popular cafés, boutique shops, and excellent transport links.

This second floor apartment spans an impressive 830 sq. ft., providing bright and spacious accommodation. The building benefits from a lift, ensuring easy access.

Upon entering, the wide hallway immediately sets the tone, leading into the generous living and dining area—a perfect space for entertaining and relaxation.

The separate kitchen is well-equipped with space for appliances, ample storage in both low and high cabinets, and granite worktops, providing plenty of space for cooking.

Both double bedrooms are spacious, neutrally decorated. The apartment is further enhanced by uPVC double glazing throughout and an intercom security system for added peace of mind. Your hot water and heating is included in the service charge.

A fantastic opportunity to own a bright and spacious home in one of Brighton's most desirable locations.

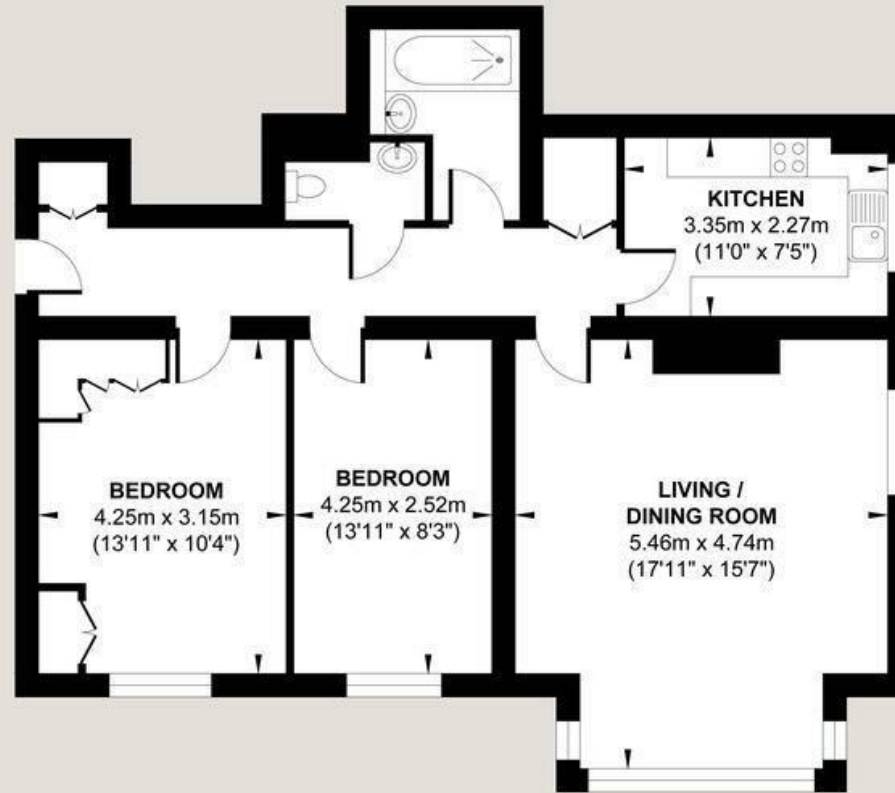


- Leasehold
- 830 sqft
- Fantastic Location
- Separate Kitchen
- £2387 every 6 months which includes heating
- 2 Bedrooms
- Second Floor
- Close to Seven Dials
- 123 Years Remaining
- Chain Free

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	

Dyke Road

Approx. Gross Internal Floor Area = 77.17 sq m / 830.65 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



SECOND FLOOR

Approximate Floor Area
830.65 sq ft
(77.17 sq m)



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We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



