



Dyke Road, Brighton

East Sussex

Guide Price £400,000



## Prestonville Court, Brighton

Conveniently located moments from Seven Dials with easy access to both central Brighton and Hove, a TWO BEDROOM GROUND FLOOR APARTMENT with GARAGE & RESIDENT PARKING in a PURPOSE-BUILT BLOCK. Sold with NO ONWARD CHAIN.

Set back from Dyke Road in this highly sought-after location, this bright and well-presented apartment combines the convenience of city living with a more peaceful, residential setting. The spacious lounge/diner is a particular highlight, featuring a large window that floods the room with natural light, beautifully enhanced by a polished stone floor that reflects light throughout the space and creates an airy, welcoming feel. The separate modern kitchen is thoughtfully designed with ample storage, making it both practical and stylish. Two well-proportioned bedrooms provide comfortable accommodation, while the family-sized bathroom is fitted with an overhead shower for everyday convenience.

Outside, residents can enjoy a large communal garden, and the property further benefits from residents' parking and a private garage, offering secure parking or valuable additional storage space, an advantage in this central location.





### **The Local Area**

Situated in the popular Seven Dials area, Prestonville Court is only moments away from many independent shops, bars, cafes, and restaurants, while the high street stores of Western Road, Churchill Square Mall, and the bustling North Laines and The Lanes are just a short walk. When it comes to relaxing in green open spaces, St. Ann's Well Gardens and Dyke Road Park are within easy reach, offering a rose garden, an open-air theatre, tennis courts and children's playgrounds, as is the seafront and beach. Brighton mainline train station is approximately half a mile away, providing excellent commuter links with direct access to London, Gatwick and along the coast. Frequent bus services run into the centre of Brighton, Hove and to Devil's Dyke with its panoramic views and country walks.

### **Further Information**

Dyke Road is located in Parking Zone Q and Council Tax Band C, which is currently charged at £2,182.92 for 2025/26.

EPC Rating - D / Council Tax - C / Parking Zone - Q /

Broadband & Mobile Phone Coverage - Prospect buyers should check the Ofcom Checker Website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

### **TENURE & OUTGOINGS**

Tenure: Leasehold

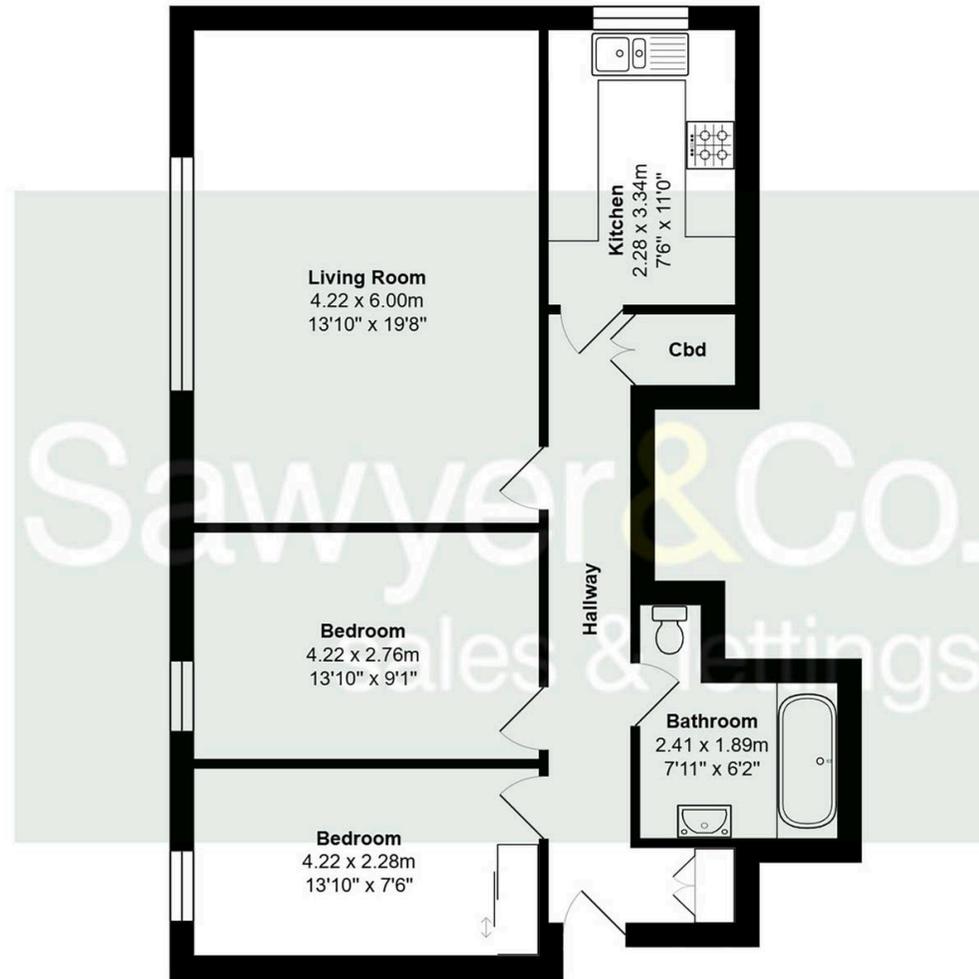
Unexpired term on lease - 123 years

Service Charge - £3,799.50pa

Ground Rent - £12.50 pa

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 72.2 m<sup>2</sup> ... 777 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.