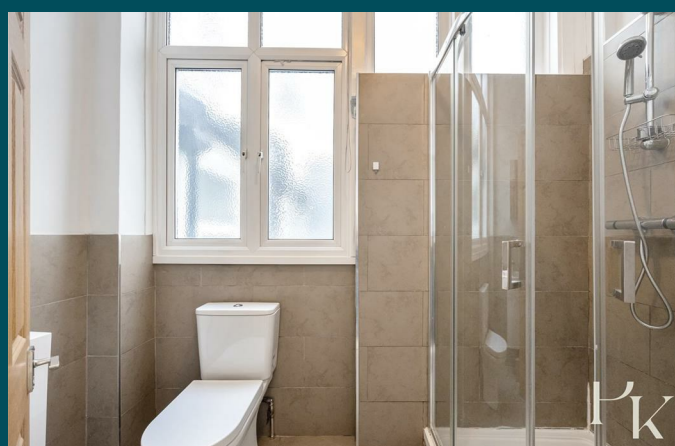




178 Dyke Road

Brighton, BN1 5AA

Offers in excess of £400,000

Elegant proportions, beautiful period features and generous private gardens at the front and rear, combine to create a wonderful ground floor apartment in one of Brighton's most desirable locations. Set within an attractive period residence on prestigious Dyke Road, this impressive home offers the perfect balance of character, space and modern convenience.

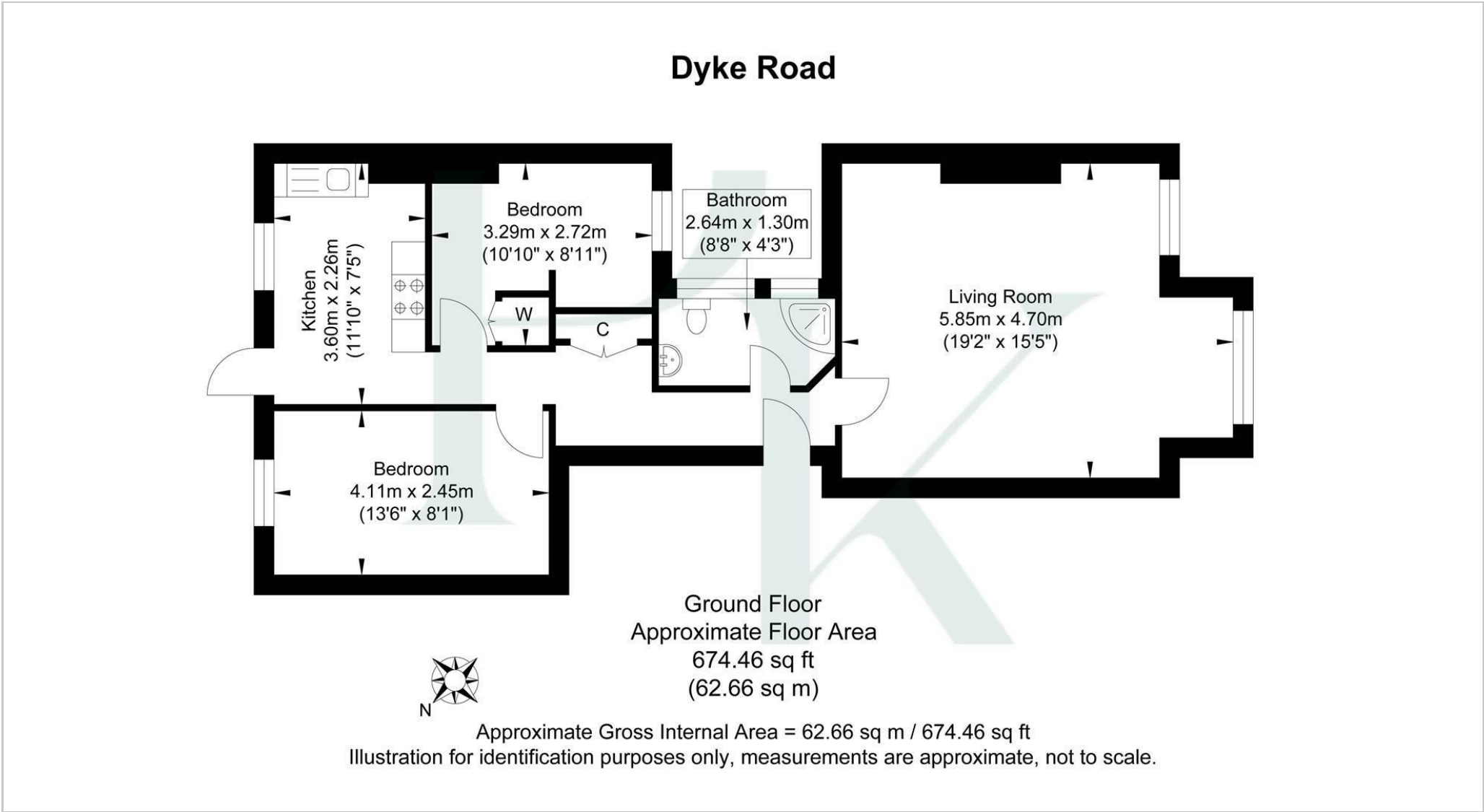
The standout feature is the magnificent west-facing living room, a wonderfully bright and elegant space with high ceilings, decorative cornicing, a feature fireplace and large windows that flood the room with natural light. Its generous proportions create an ideal setting for both relaxing and entertaining.

To the rear of the property, the modern fitted kitchen enjoys direct access onto the private garden, creating a seamless connection between indoor and outdoor living. The garden itself is a rare find for this location; a generous, enclosed space offering excellent privacy with plenty of room for outdoor dining, entertaining or future landscaping.

The principal bedroom overlooks the rear garden, providing a peaceful retreat, while the second bedroom offers excellent flexibility as a guest room, home office or nursery. A stylish contemporary shower room has been tastefully updated with quality fittings and completes the internal accommodation.

Further benefits include gas central heating, attractive period detailing, fitted storage and accommodation extending to approximately 675 sq ft.

Situated on prestigious Dyke Road, the property enjoys the perfect balance between city convenience and green open spaces. Seven Dials, Brighton Station and the city centre are all within easy reach, while Dyke Road Park is just over the road. Excellent local schools, independent cafés and regular transport links further enhance this exceptional location.



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		
	62	74
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		

Pearson
Keehan