



Brighton, BN1 5BA

A beautifully presented two-bedroom ground floor apartment occupying the entire ground floor of an elegant period building on Dyke Road, benefiting from its own private entrance, private garage, generous accommodation and a delightful rear garden.

This exceptional home effortlessly combines period charm with contemporary styling, offering over 900 sq ft of beautifully arranged accommodation with an abundance of natural light throughout. Rarely available in such a sought-after central location, the property further benefits from a private garage, providing secure parking and valuable storage space. The building underwent a comprehensive refurbishment and modernisation programme in 2016, including the roof, while all timber-framed windows have since been replaced in keeping with the property's original design and character.

The property is approached via its own private entrance and immediately impresses with its wealth of original features, including ornate ceiling corning, high ceilings, bay windows, plantation shutters and attractive wood flooring. To the front of the apartment is a magnificent living room featuring a large bay window, intricate ceiling detailing and a beautiful feature fireplace, creating a wonderful space for both relaxation and entertaining

Positioned to the rear of the property, the spacious kitchen/dining room has been thoughtfully designed with a range of contemporary units, integrated appliances, quality work surfaces and a central breakfast bar. There is ample space for dining and entertaining, whilst double doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

There are two generous double bedrooms. The principal bedroom benefits from extensive fitted wardrobes and a stylish en-suite shower room, while the second bedroom offers excellent versatility and is currently arranged as a home office and guest bedroom with bespoke fitted storage. A contemporary family bathroom completes the accommodation.

Outside, the private rear garden enjoys a decked seating area leading onto a paved terrace, providing the perfect setting for outdoor dining, entertaining or simply enjoying the warmer months.

Dyke Road is ideally positioned for easy access to Seven Dials and Brighton city centre, with Preston Park and Hove Park green spaces both nearby. Preston Park station is 0.4 miles away. A superb range of independent shops, cafés, restaurants and everyday amenities are within easy reach, making this a highly convenient location for city living.



The ground floor plan shows a large garage on the left, a sitting room and kitchen/dining room at the top, and two bedrooms with a bathroom and ensuite on the right. A central hallway connects the rooms. The garage is attached to the main house. The kitchen/dining room has access to an outdoor area. The bedrooms are well-sized, and the ensuite is a private bathroom for the master bedroom.

| Room                  | Dimensions (m) | Dimensions (ft) |
|-----------------------|----------------|-----------------|
| Garage                | 6.02m x 3.91m  | 19'9" x 12'10"  |
| Sitting Room          | 5.63m x 4.09m  | 18'6" x 13'5"   |
| Kitchen / Dining Room | 5.59m x 4.08m  | 18'4" x 13'5"   |
| Bedroom               | 4.10m x 3.33m  | 13'5" x 10'11"  |
| Bedroom               | 5.07m x 3.36m  | 16'8" x 11'0"   |
| Bathroom              | 2.30m x 1.88m  | 7'7" x 6'2"     |
| Ensuite               | 1.99m x 1.22m  | 6'6" x 4'0"     |

**Garage**  
Approximate Floor Area  
253.38 sq ft  
(23.54 sq m)

**Ground Floor**  
Approximate Floor Area  
908.25 sq ft  
(84.38 sq m)

Approximate Gross Internal Area (Excluding Garage) = 84.38 sq m / 908.25 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                            | Potential                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|-------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | <p>66</p>                          | <p>77</p>                                                                           |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            |  | <p>EU Directive<br/>2002/91/EC</p> |  |

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

# Pearson Keehan