



48 Dyke Road

Brighton, BN1 3JB

Offers in excess of £260,000

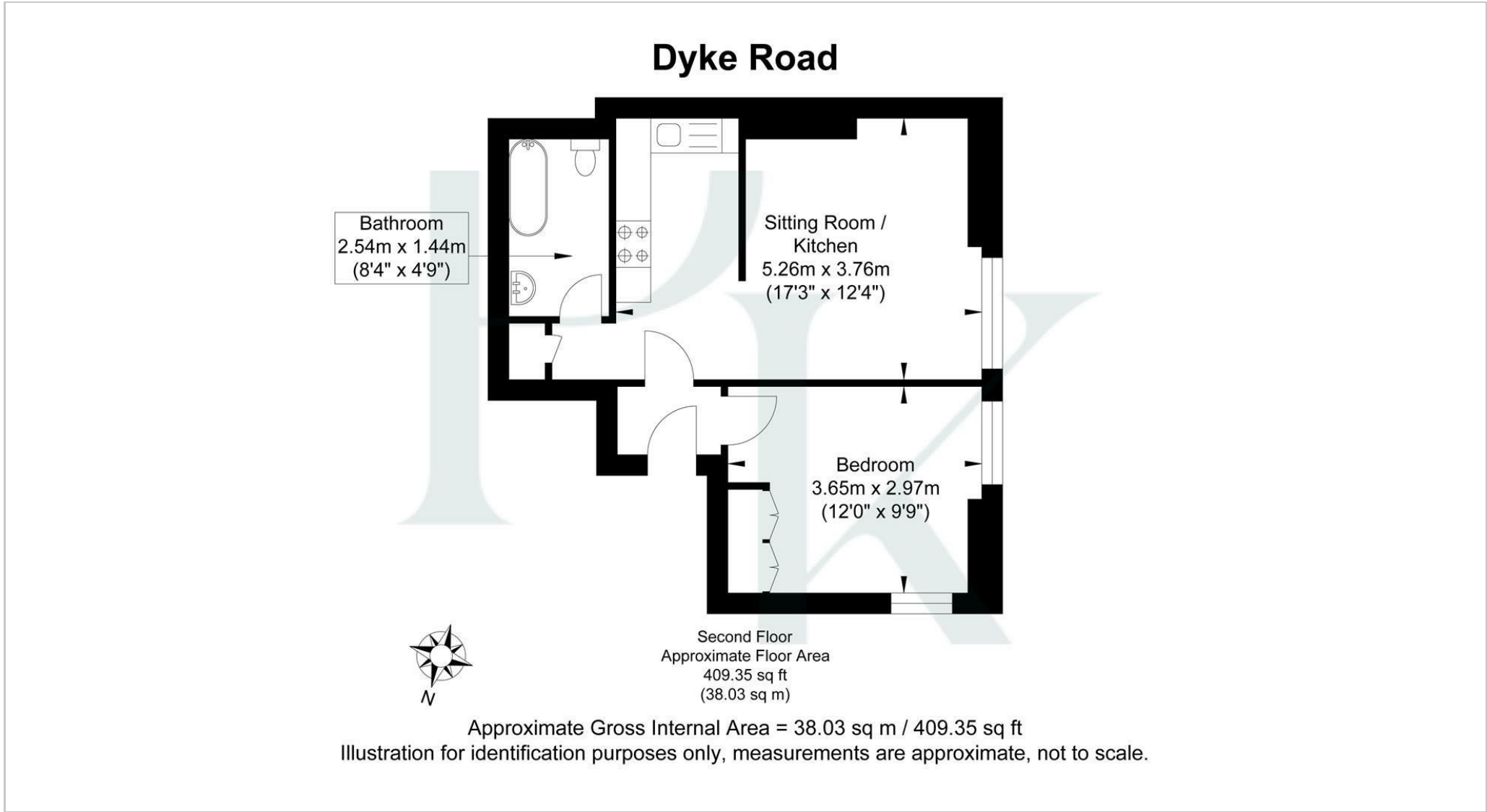
Beautifully presented and full of character, this stylish second-floor apartment offers an ideal blend of period charm and contemporary living, perfectly positioned on Dyke Road within easy reach of Brighton Station, Seven Dials and the city centre.

The bright and welcoming open-plan living space is undoubtedly the heart of the home. High ceilings, large sash windows and tasteful décor create a wonderful sense of space, while the thoughtfully designed kitchen offers ample storage, generous worktop space and a breakfast bar, making it equally suited to everyday living and entertaining.

The double bedroom is a peaceful retreat, enjoying a pleasant outlook and fitted wardrobe space, while the beautifully appointed bathroom has been finished to an exceptional standard with contemporary fittings, striking metro tiling and a shower over the bath.

Extending to approximately 409 sq ft, this apartment makes excellent use of every inch of space and would make an ideal first purchase, city home or investment.

Dyke Road is superbly positioned for everything Brighton has to offer. Brighton Station is within comfortable walking distance, while Seven Dials provides an excellent choice of independent cafés, restaurants and local shops. Regular bus services are close by, with the seafront, city centre and Preston Park all easily accessible.



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	

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