



Dyke Road, BN1

£395,000

ASTON
VAUGHAN

INTRODUCING

Dyke Road, BN1

2 Bedrooms | 1 Bathroom | 769 sq ft

Occupying the top floor of an attractive Victorian building on one of Brighton's most desirable roads, this beautifully proportioned two-bedroom apartment effortlessly blends period elegance with modern convenience. Offering over 760 sq. ft. of bright and well-maintained accommodation, the property is perfectly positioned just moments from the independent cafés and boutiques of Seven Dials, Brighton Mainline Station and the city centre.

The heart of the home is the magnificent 20ft reception room, where high ceilings, ornate cornicing, a feature fireplace and beautiful arched sash windows create an exceptional living and entertaining space flooded with natural light. The separate kitchen is well-appointed with ample storage, generous worktop space and room for all the essential appliances, making it ideal for everyday living.

Both bedrooms are comfortable doubles, each benefitting from fitted storage, while the principal bedroom offers particularly generous proportions. A contemporary bathroom completes the accommodation, finished with a modern white suite, full-height tiling and a shower over the bath.

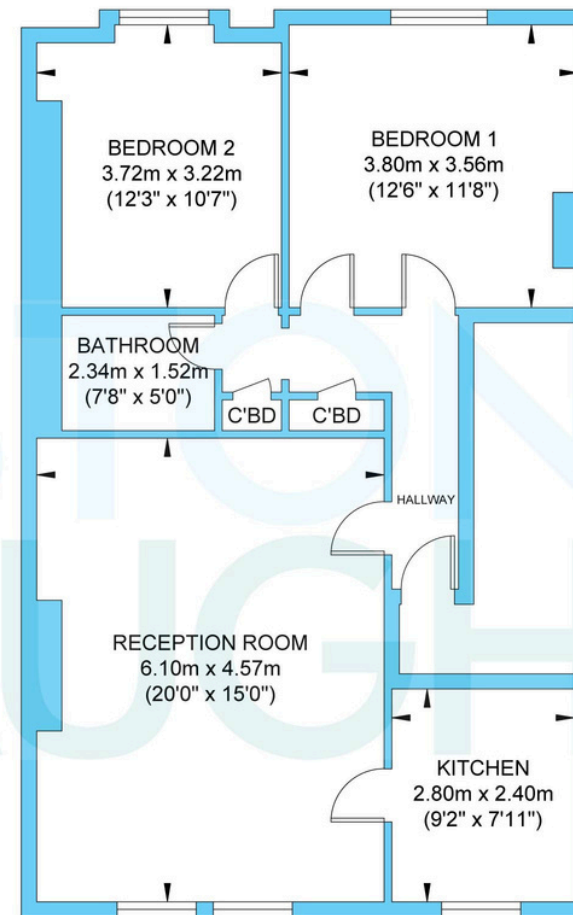
Further benefits include gas central heating, excellent built-in storage throughout and a well-maintained communal entrance.

Whether you're searching for a stylish home, a Brighton base or an investment in one of the city's most sought-after locations, this superb apartment offers generous living space and timeless period character in equal measure.





Dyke Road



Approximate Floor Area
769.61 sq ft
(71.50 sq m)

Approximate Gross Internal Area = 71.50 sq m / 769.61 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Location

Dyke Road is one of Brighton's most prestigious residential addresses, perfectly placed between the vibrant atmosphere of Seven Dials and the heart of the city. Seven Dials has become one of Brighton's most popular neighbourhoods, offering an excellent selection of independent cafés, restaurants, artisan bakeries, pubs and everyday conveniences. Brighton Mainline Station is within easy walking distance, providing regular direct services to London Victoria and London Bridge, while Churchill Square, the North Laine, the seafront and the city's renowned cultural attractions are all close by. The location also falls within the catchment area for a number of highly regarded schools and offers easy access to the A23 and A27 for commuters.