



hamlyn
smith.

Dyke Road, Brighton, BN1 3JB

£550,000 - £575,000

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 3 Bedrooms

 1 Reception

 2 Bathrooms

Guide Price £525,000 - £550,000
Opportunity to live moments from Seven Dials in a beautiful three-bedroom garden flat that has been completely interior designed and renovated by its current owners.

- A three-bedroom garden apartment
- Beautifully presented
- Interior designed and renovated
- Large rear garden
- High specification throughout
- Popular Seven Dials location





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This is a wonderful opportunity to buy a three-bedroom garden flat that has been renovated to a high standard by its current owner. At the heart of the home is a six metre open plan living room/kitchen. The stunning bespoke kitchen has handleless shaker doors, finished with a quartz worktop from Caesarstone, and microcement splashbacks. A kitchen island comfortably accommodates seating for four. Integrated appliances include a Neff induction hob and Neff eye-level oven with separate microwave, fridge freezer and dishwasher. There is a boiling water tap over the sink. The flooring is luxury vinyl tiles, with underfloor heating, which has been installed throughout the apartment. The living zone of the room is in front of a large bay window which overlooks the pretty garden. The rear bedroom has direct access to the garden, which extends nearly ten metres in length and is a quiet sanctuary. Mature trees in neighbouring gardens offer a leafy backdrop, and there are beautiful hydrangea plants in beds alongside the timber-decked patio. Two sides of the garden have attractive flint stone walls. There is also a useful outside tap.

Back inside, the main bedroom is a generous size room, with an entire wall of hand painted, fitted wardrobes, which have a combination of hanging space, shelves and drawers, designed and built by local joinery company Wood Works. The interior of the wardrobes is solid oak and the handles are from Dowsing & Reynolds. There are three bedrooms in total, served by a bathroom and a separate shower room. The bathroom has a stunning, double-ended modern freestanding bath, with central wall-mounted, matte-black taps. The porcelain floor tiles and terrazzo tile splashback tiles are from Mandarin Stone. An elegant oval sink is set in a freestanding vanity unit. The shower room is a wet-room, with matte-black taps and towel rail and a crittall-style shower screen. The porcelain tiles are from Mandarin Stone. The entire house has been decorated with Farrow & Ball paint colours.

Seven Dials is an enduringly popular part of the city and it's easy to see why. Attractive tree-lined roads of period properties and a sense of a vibrant and friendly community; coffee shops at the Dials with outside seating, plenty of local independent shops and green spaces close by including Dyke Road Park or St Ann's Well Gardens make this a very attractive place to live. You can head to the beach or to town on foot and both Brighton and Hove stations are within easy reach for commuters.



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TOTAL FLOOR AREA: 987 sq. ft. (91.7 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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