

Dyke Road, Brighton

£400,000



- A really impressive first floor two bedroom purpose built apartment
- Garage and communal parking
- No onward chain
- Share of freehold
- Excellent condition

5 Prestonville Court, Dyke Road, Brighton, BN1 3UG



This impressive first-floor apartment features two generously sized bedrooms and is situated in the highly sought-after Seven Dials location, just a stone's throw from Brighton station. The property is in excellent condition throughout, boasting a spacious lounge, a separate kitchen, and a family bathroom, along with an additional WC for convenience.

With a share of the freehold, the apartment is being sold with no onward chain, making it an attractive option for buyers looking for a smooth transition. Additional highlights include a garage and communal parking on-site, offering practical solutions for city living.

Residents will enjoy a vibrant neighbourhood filled with local amenities, including a variety of restaurants, bars, and shops, all within easy reach. This apartment is perfect for those seeking a comfortable and stylish home in a prime location.



Accommodation

FIRST FLOOR

ENTRANCE HALL

BEDROOM 1
13' 11" x 10' 4" (4.24m x 3.15m)

BEDROOM 2
13' 11" x 8' 3" (4.24m x 2.51m)

RECEPTION ROOM
17' 6" x 15' 9" (5.33m x 4.8m)

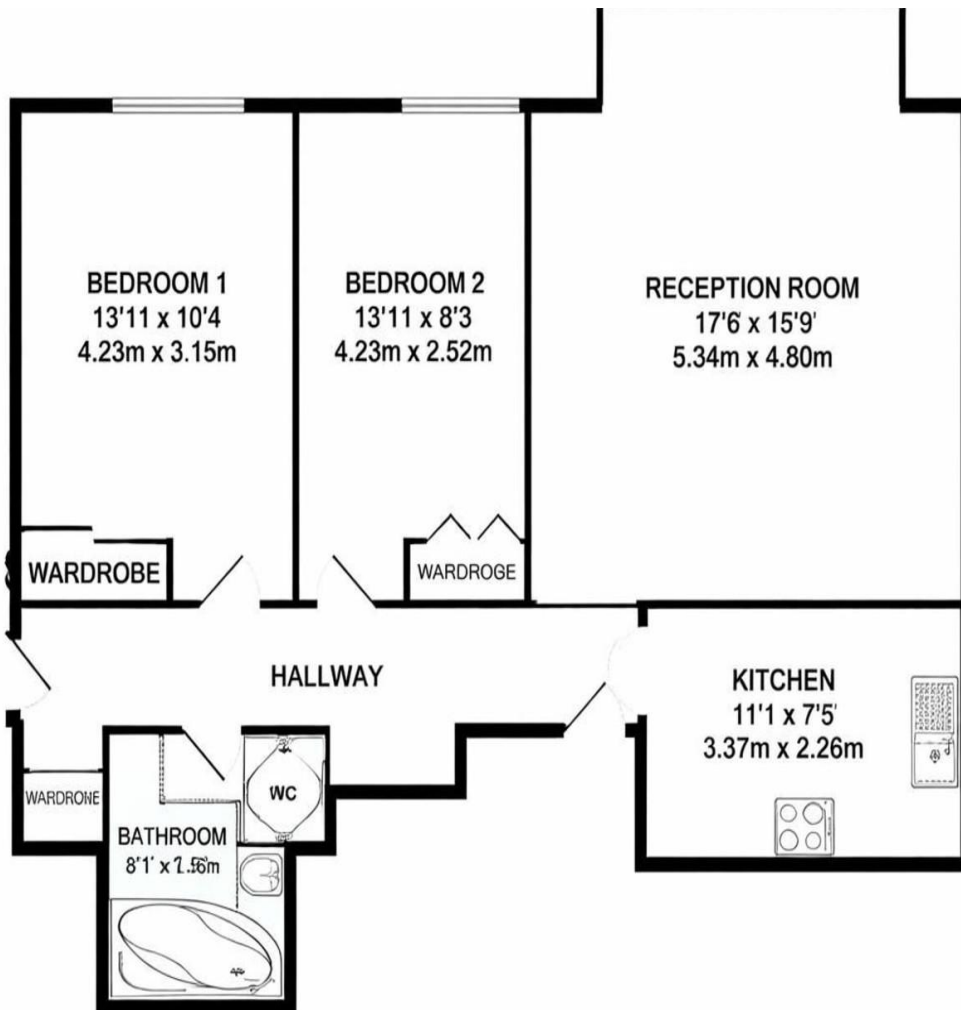
BATHROOM

WC

KITCHEN
11' 1" x 7' 5" (3.38m x 2.26m)

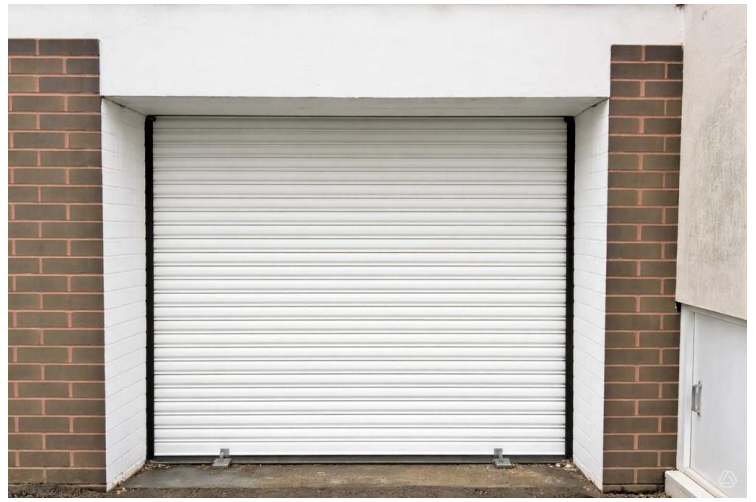
OUTSIDE

GARAGE



TOTAL APPROX. FLOOR AREA 765 SQ.FT.(71.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	66 D
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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www.phillipsandstill.co.uk