

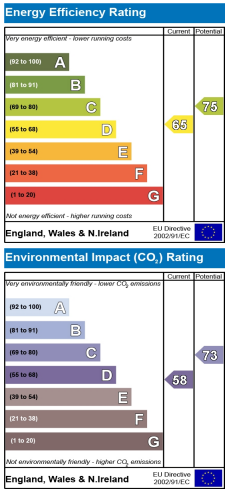


Dyke Road, Brighton, BN1 3UG  
£350,000



TOTAL APPROX. FLOOR AREA 75.2 SQ.M. (810 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.







John Hoole are very pleased to offer the opportunity to purchase this beautiful apartment located in Seven Dials, perfect for commuters but also those who wish to enjoy the vibrancy of city living without being totally surrounded by the hubbub. Situated on the top floor of Prestonville Court, the apartment has immediate wow factor with its superior finish and breath-taking views across Brighton and beyond. The accommodation has been refurbished with care and tasteful attention to detail by its current owners, using subtle colours to maximise the light coming through the dual-aspect windows, and as such feels spacious and airy throughout. Both bedrooms are a good size, with the master having built-in wardrobes, and there is further useful storage provided in the hallway. The contemporary kitchen has a generous range of base and wall units, incorporating high-end appliances, and again offers lovely views to enjoy whilst preparing dinner. The living/dining room however, is undoubtedly the 'piece de resistance' of the flat - with its generous dimensions of nearly 16 sq ft affording plenty of space for relaxing in, and boasts spectacular views through the large dual-aspect windows.

Prestonville Court is one of two purpose-made blocks, built in 1972, and maintained by its board of freeholders to a very high standard, ensuring that your investment is protected. The property offers share of freehold, and includes the added bonus of an off-street parking permit. The estate is set back from Dyke Road, which takes you easily to the A27 in one direction, or straight into Brighton city centre in the other. Dyke Road runs through the popular 'village' of Seven Dials, with its many boutiques, artisan bakeries, cafes, restaurants and other amenities on tap. Being so central, this apartment would also be a viable consideration as a rental property.



- SHARE OF FREEHOLD
- 2-BED SPACIOUS APARTMENT
- PANORAMIC VIEWS
- IMMACULATE CONDITION AND CONTEMPORARY STYLING
- CENTRAL LOCATION TO SHOPS AND TRAIN STATIONS
- LIFT ACCESS
- UNALLOCATED PARKING SPACE
- DOUBLE GLAZED WINDOWS
- SECURE DOOR ENTRY SYSTEM
- WITHIN CATCHMENT OF RENOWNED SCHOOLS