



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	G		

England, Scotland & Wales

South Court, 196, Dyke Road, Brighton, BN1 5AA
 Total Area: 80.3 m² ... 864 ft²
 All measurements are approximate and for display purposes only.
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Situated behind automatic gates on Dyke Road, this luxurious first-floor apartment offers a blend of convenience and elegance. Located just moments away from the vibrant shops, bars and restaurants of Seven Dials and within easy reach of Brighton train station and the city centre, this residence is perfectly positioned for urban living. Dyke Road Park is directly opposite, providing green spaces, tennis courts, a café and an open-air theatre.

Beautifully decorated with quality finishes including engineered oak flooring, the spacious apartment features access to a communal manicured garden, allocated parking and a lockable storage cupboard. The high-specification kitchen boasts integrated Neff appliances, sleek cabinets and a generous granite composite worktop. The open-plan layout seamlessly connects the kitchen to the living/dining area, creating a convivial atmosphere. Large bi-fold doors allow ample afternoon and evening light, opening onto a southwest-facing balcony with tinted glass balustrade and outdoor lighting, overlooking the communal gardens.

Both bedrooms are generously sized doubles with fitted wardrobes, with the master bedroom featuring an en suite shower room equipped with a luxurious rain head and jet panel. The main bathroom is stylishly presented with a full-size bath and a contemporary overhead shower. An additional large walk-in cupboard in the hallway provides extra storage space.

South Court, a gated development built in 2011, comprises nine apartments, each with a share of the freehold. The property boasts an exceptionally high EPC rating, superior thermal and audio insulation and high-performance appliances and heating systems, ensuring very low running costs. With no onward chain, this apartment is an ideal purchase.



- PURPOSE BUILT LUXURY APARTMENT
- SOUTH-WEST FACING BALCONY
- OPEN PLAN KITCHEN, DINING & LOUNGE
- ENGINEERED OAK FLOORING
- TWO DOUBLE BEDROOMS & TWO BATHROOMS
- MODERN KITCHEN WITH INTEGRATED NEFF APPLIANCES
- GATED DEVELOPMENT, SECURE ENTRY PHONE SYSTEM AND LIFT ACCESS
- ALLOCATED PARKING & LOCKABLE STORAGE
- NO ONWARD CHAIN & SHARE OF FREEHOLD