



Dyke Road, Brighton, BN1 5AA  
 £525,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(61-81)	B		
(39-60)	C	81	81
(19-48)	D		
(9-18)	E		
(1-8)	F		
(1-8)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

South Court, 196, Dyke Road, Brighton, BN1 5AA  
 Total Area: 80.3 m<sup>2</sup> ... 864 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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01273 555115  
 info@johnhoole.co.uk  
 johnhoole.co.uk  
 214 Dyke Road | Brighton | BN1 5AA

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.



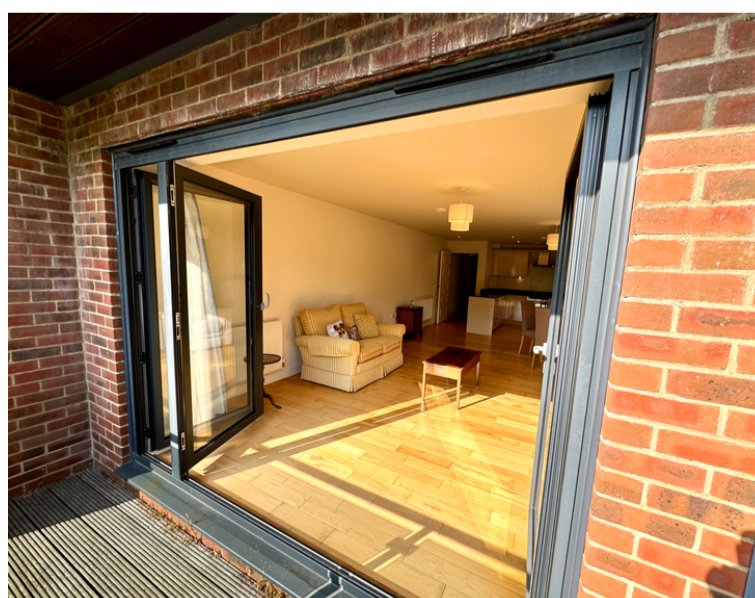


Situated behind automatic gates on Dyke Road, this luxurious first-floor apartment offers a blend of convenience and elegance. Located just moments away from the vibrant shops, bars and restaurants of Seven Dials and within easy reach of Brighton train station and the city centre, this residence is perfectly 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