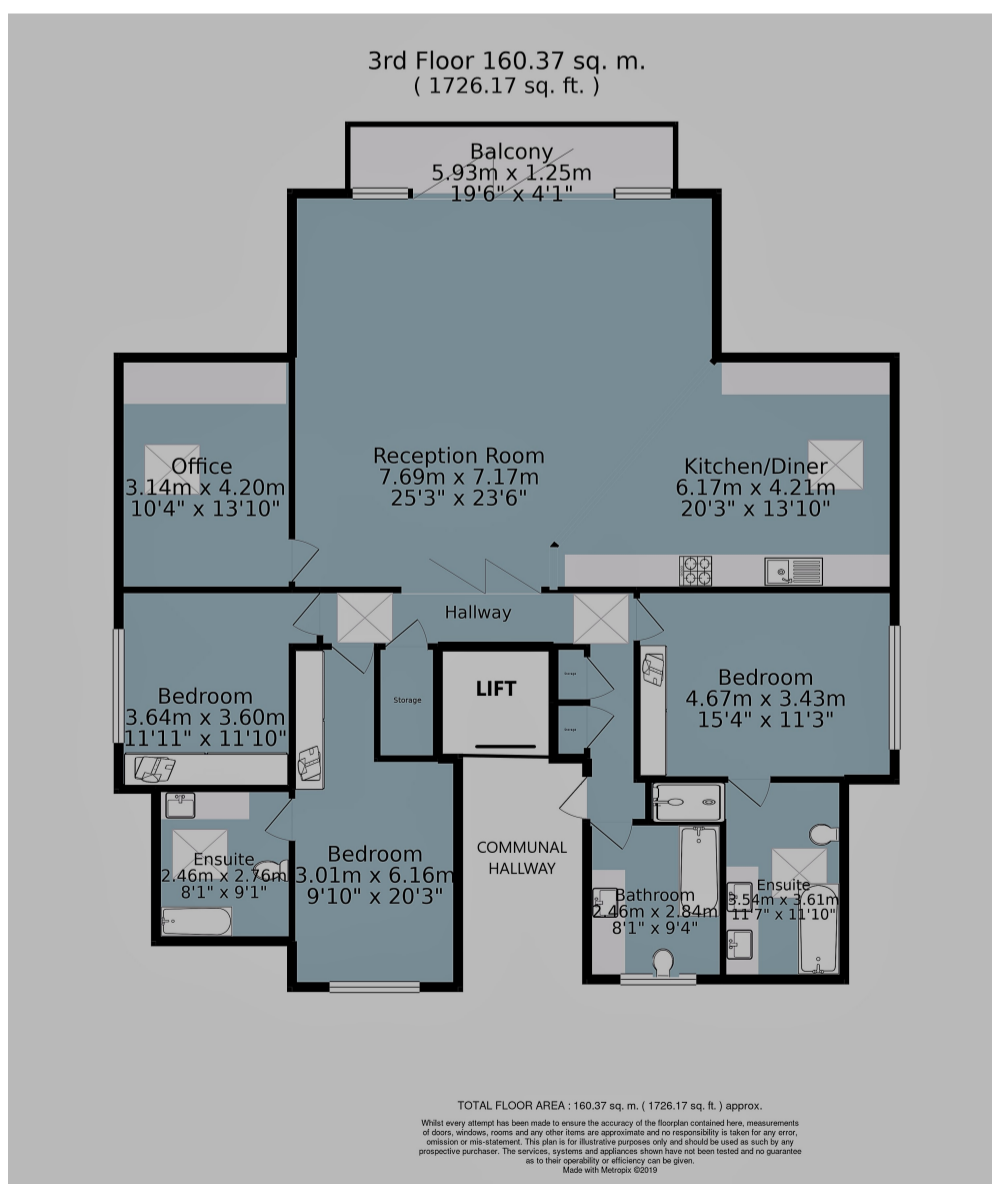




Dyke Road, Brighton, BN1 5AA
 GUIDE PRICE £650,000 - £700,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(61-80)	C	76	76
(54-60)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	3/3

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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 Estate Agents are thrilled to present this rare opportunity to acquire the entire top floor of an exclusive, high-end gated development. Built in 2011, this luxurious penthouse apartment is thoughtfully designed with an emphasis on comfort, security, and modern living. Ideal for both families and entertaining, the property features secure gated parking for two vehicles and boasts a full-width, south-facing sun terrace offering stunning panoramic views. Inside, the apartment offers three generously proportioned bedrooms, three stylish bathrooms, and an expansive open-plan living and dining area. The space is enhanced by quality engineered oak flooring throughout, complemented by a sleek kitchen with integrated appliances. Perfectly located near the vibrant Seven Dials area and directly opposite Dyke Park, residents can enjoy easy access to tennis courts, a café, and an open-air theatre. For commuters, Brighton's mainline station is just a short walk away, making this property an excellent choice for professionals, investors, or those seeking a second home that blends coastal and countryside living. Offered with a share of the freehold and no onward chain, this exceptional apartment is not to be missed.



- TOP FLOOR PENTHOUSE WITH OWN LOBBY, LIFT & STAIR ACCESS
- 3 GENEROUS DOUBLE BEDROOMS
- 3 BATHROOMS INCLUDING 2 EN SUITE
- STUDY/GYM WITH BESPOKE CABINETS
- STORE ROOM WITH VENT-AXIA VENTILATION SYSTEM CONTROLS
- SOUTH FACING SUN TERRACE
- TWO LOCKABLE STORES FOR BIKES ETC
- 2 ALLOCATED PARKING SPACES
- NO ONWARD CHAIN & SHARE OF FREEHOLD
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS