

PHILLIPS & STILL

Prestonville Court, Dyke Road.

£350,000



- **A Third Floor Two Bedroom Purpose Built Apartment**
- **BALCONY WITH VIEWS**
- **GARAGE AND OFF ROAD PARKING**
- **SPACIOUS LOUNGE/DINER**
- **NO ONWARD CHAIN**

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Flat 47 Prestonville Court, Dyke Road, Brighton, BN1 3UG



A rare opportunity to acquire this third floor two-bedroom apartment situated in a sought-after location, within the vibrant seven dials district. Brighton mainline station is just a short walk away, making this a perfect spot for anyone needing to commute to Gatwick and London Victoria, bus services and a vast array of local shops and amenities are on your doorstep including trendy coffee shops, gastro pubs, supermarkets, hair dressers delicatessen, cafes, bakeries and restaurants.

Internally the property is extremely spacious and is ready for anyone to come and place their own stamp on it. The accommodation comprises of a sitting/dining room with amazing views across Brighton and Hove and a balcony which is perfect on a summers day to come home and watch the world go by.

Further on you have two double bedrooms a separate kitchen, bathroom and a cloakroom. The flat comes with a garage which is located to the rear, so parking won't be an issue.

Dyke Road Park and leafy St Ann's Well Gardens both renowned for their recreational facilities, making it the perfect place for a wonder as well as exercising dogs and kids, or to enjoy a nice picnic.



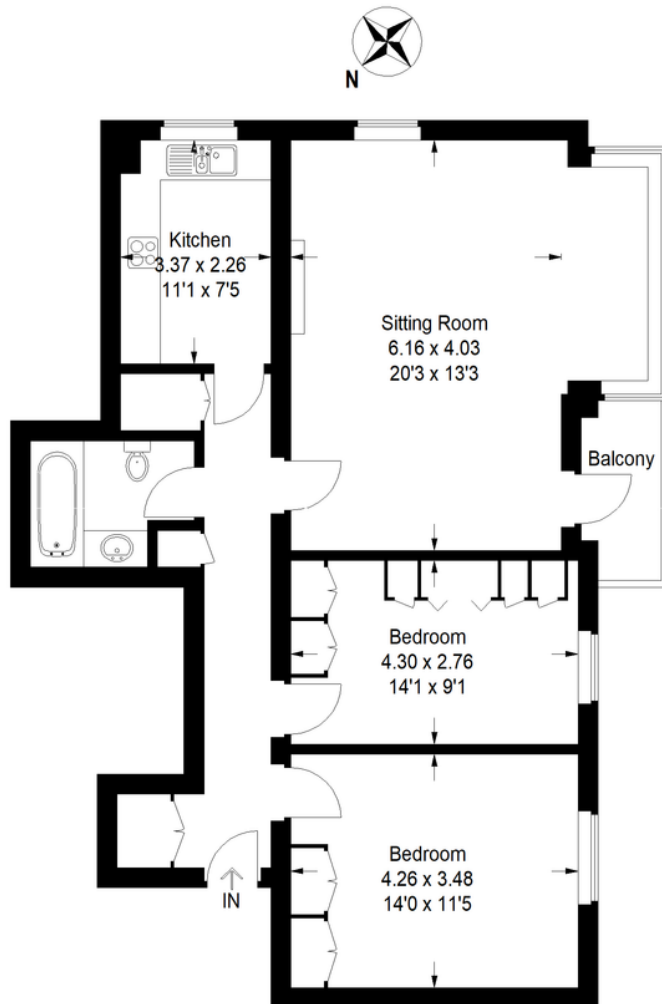
Picture this...

The living space and balcony in this brilliant apartment really does spoil you – it is the perfect place to come home to after a long day & enjoy a cold glass of something, what better way is there to switch off!

Alternatively, if you're feeling a bit more adventurous, then a huge choice of food, drinks and entertainment are all within a few steps of your front door!

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Approximate Gross Internal Area = 83.8 sq m / 902 sq ft



Accommodation

THIRD FLOOR

ENTRANCE HALL

SITTING/DINING ROOM
54' 5" x 13' 2" (16.6m x 4.03m)

KITCHEN
11' 0" x 7' 4" (3.37m x 2.26m)

BATHROOM

CLOAKROOM

BEDROOM ONE
14' 1" x 9' 0" (4.30m x 2.76m)

BEDROOM TWO
13' 11" x 11' 5" (4.26m x 3.48m)

OUTSIDE

BALCONY

GARAGE





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.

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.

Phillips & Still
01273 771111

westernrd@phillipsandstill.co.uk
112 Western Road, Brighton, East Sussex, BN1 2AB
www.phillipsandstill.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		