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## 63 Prestonville Court Dyke Road

Brighton, BN1 3UG

### Offers In Excess Of £375,000

As you enter through the well-maintained communal areas, you will find a lift and/or stairs to take you up to the seventh floor. Step through the front door into a generously sized entrance hall that leads to two spacious double bedrooms, both featuring built-in wardrobes and captivating sea views.

The sleek, modern wet room with a walk-in shower adds a sense of luxury while the kitchen boasts ample storage, a gas hob, and even more striking views.

The true highlight of this home is the expansive living/dining room, where a large bay window frames uninterrupted views of the sea. Whether you are entertaining or simply unwinding. From here, step out onto your private balcony, perfect for alfresco dining while soaking in the sea and cityscape.

Practicality is also front of mind, with residents' parking and additional shared storage space. The property is offered with no onward chain and includes a share of the freehold.

Located just moments from the vibrant Seven Dials, you will enjoy easy access to a range of cafés, bars, restaurants, and independent shops. For commuters, Brighton mainline station on Queens Road is nearby, and regular bus routes run from Dyke Road.

Although it has room for improvement, this flat presents an incredible opportunity to create your dream coastal home. Do not miss out on the chance to view this impressive property - contact us today to arrange a viewing.

- Share Of Freehold
- In Need of Modernisation
- Amazing Sea Views
- Close To Station
- Two Double Bedrooms
- Residents Parking
- South Facing Balcony
- Service Charge £4,486.00 (heating and hot water included)
- 124 Years Remaining On Lease
- Council Tax Band: D

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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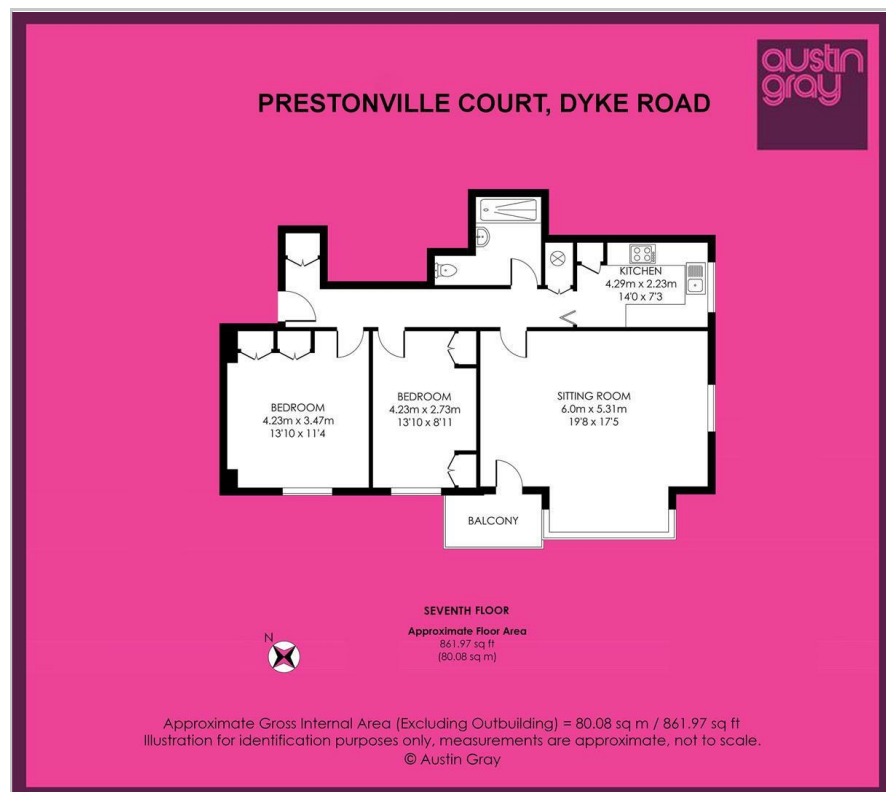


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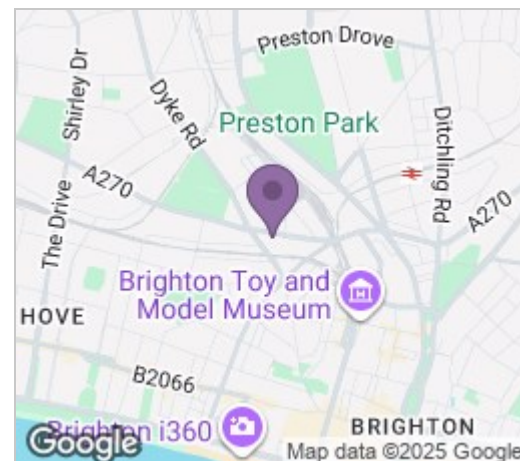


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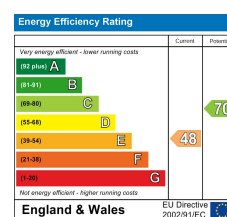
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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