

austin gray

5 308 Dyke Road

Brighton & Hove, BN1 5BB

Guide Price £475,000

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Occupying the top floor of this substantial building on Dyke Road, this exceptionally spacious three-bedroom apartment offers beautifully presented accommodation, recently refurbished throughout, with far-reaching views across Brighton and towards the sea from almost every room.

Extending to approximately 890 sq ft (82.74 sq m), the property combines generous proportions with a practical layout and an abundance of storage, making it an excellent choice for buyers seeking a substantial home in a convenient Brighton location.

The accommodation centres around an impressive open-plan living room and kitchen, measuring approximately 17'7 x 12'8, providing ample space for both relaxing and entertaining. The recently fitted kitchen offers contemporary cabinetry, integrated cooking appliances and generous worktop space, while the large windows allow natural light to flood the room.

There are three well-proportioned double bedrooms, including an impressive principal bedroom measuring approximately 20'3 x 13'9. This particularly spacious room enjoys an outstanding sea view, creating a wonderful feature and a real sense of space. The remaining bedrooms offer excellent versatility for family living, guests or working from home.















The apartment benefits from two bathrooms, providing added convenience for a property of this size. Further practical features include a separate utility room and a substantial loft, offering an exceptional amount of additional storage rarely found in apartment living.

Recently refurbished throughout, the property is presented in excellent order, with fresh, neutral interiors, contemporary finishes and quality flooring, allowing the next owner to move straight in and enjoy the space on offer.

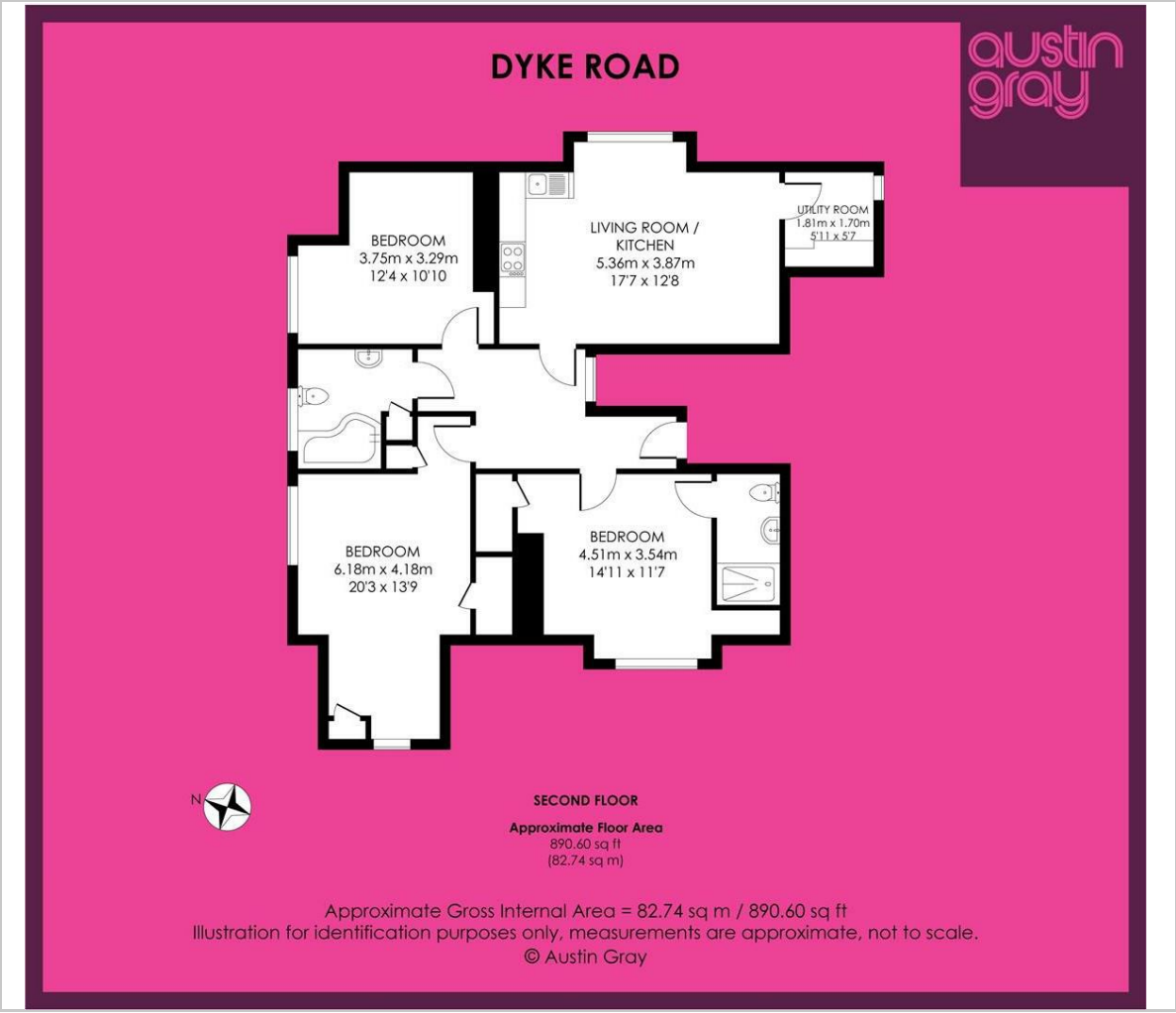
Situated on Dyke Road, the property is particularly well positioned for commuters, being within easy reach of Preston Park railway station, which provides convenient connections to Brighton, London and beyond. Brighton city centre, Seven Dials and the surrounding amenities are also readily accessible, with a range of shops, cafés, restaurants and additional transport links nearby.



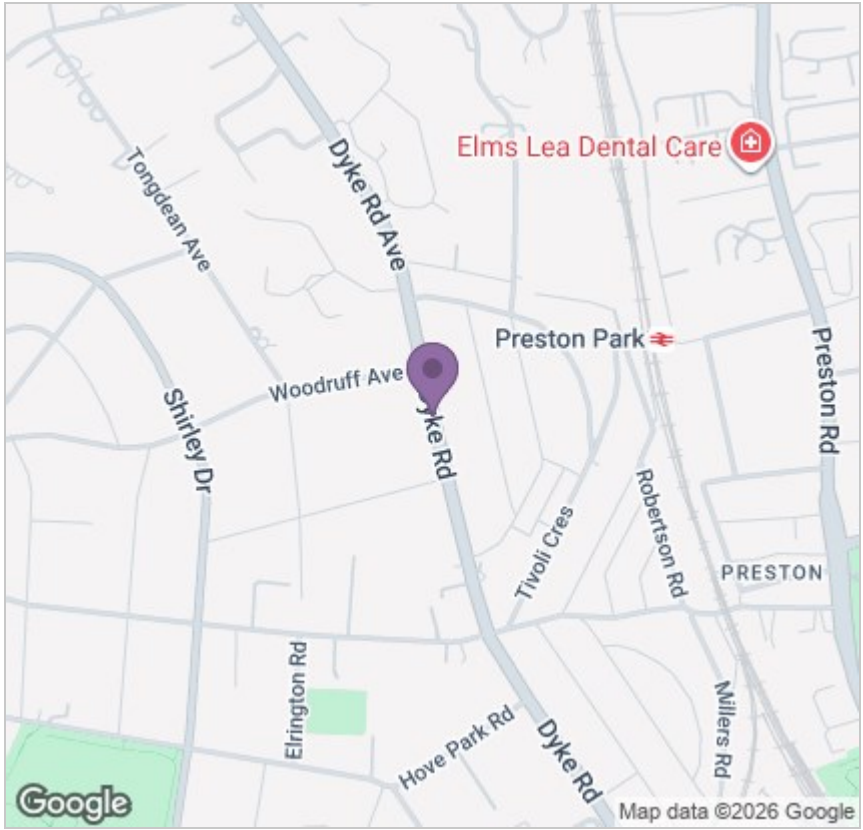




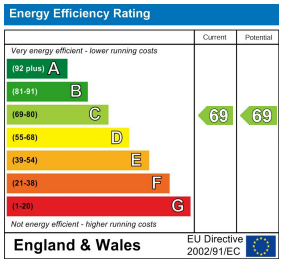
Floor Plan



Area Map



Energy Efficiency Graph



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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