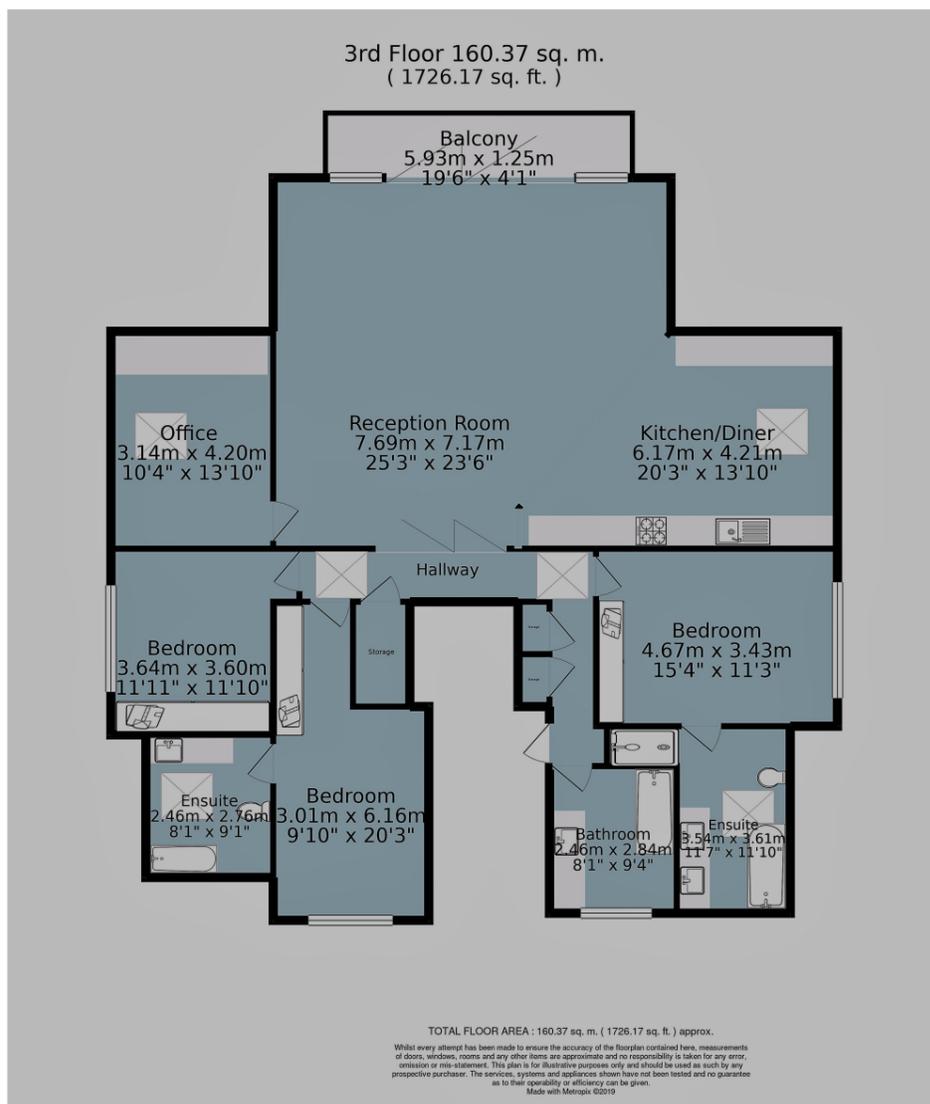




Dyke Road, Brighton, BN1 5AA
 £800,000



Energy Efficiency Rating		Current	Potential
100 to 100	A		
92 to 100	B		
84 to 91	C		
76 to 83	D		
68 to 75	E		
60 to 67	F		
52 to 59	G		
1 to 51		85	86
Best energy efficient - higher ranking costs less			
England, Wales & N.Ireland			

Environmental Impact (CO ₂) Rating		Current	Potential
100 to 100	A		
92 to 100	B		
84 to 91	C		
76 to 83	D		
68 to 75	E		
60 to 67	F		
52 to 59	G		
1 to 51		88	88
Best environmentally friendly - higher CO ₂ emissions less			
England, Wales & N.Ireland			

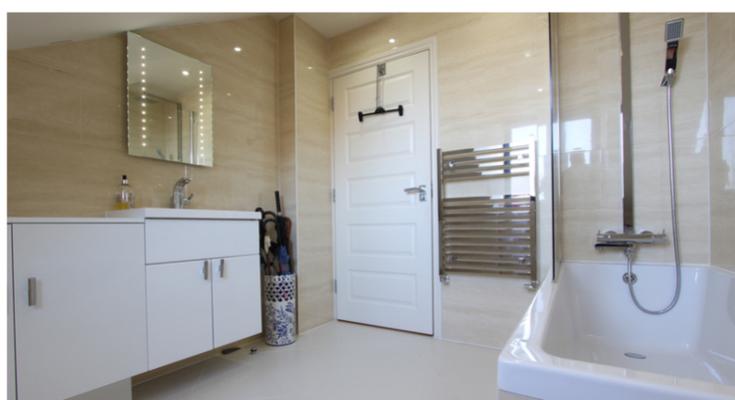
01273 555115
 info@johnhoole.co.uk
 johnhoole.co.uk
 214 Dyke Road | Brighton | BN1 5AA

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.





John Hoole Estate Agents are delighted to offer to the market this rare opportunity to acquire an entire top floor of a high-end gated development. Constructed in 2011, this exclusive 3-bed penthouse apartment has been designed with luxury living, security and comfort in mind. The apartment works perfectly as both a family home and a wonderful entertaining space, and with secure gated parking for two cars and a full width, south facing sun terrace providing panoramic views from the sea to the South Downs, it is certainly desirable. It has the added convenience of being located close to the fashionable bars, restaurants and boutique shops of Seven Dials and directly opposite Dyke Park with its tennis, cafe and open-air theatre facilities. For commuters, the mainline station is a short walk and so for professionals, investors or perhaps second home owners looking to live in luxury between the coast and the countryside - this property meets the criteria and more.



- Three generous double bedrooms
- Three bathrooms including two en-suite
- Study/gym with bespoke desks, filing cabinet, drawers & cupboards
- Store room with Vent-Axia ventilation system controls and loft access
- South facing sun terrace plus lockable storage for bikes etc
- Delightful park views and located close to Stations
- Two allocated secure covered parking spaces
- Share of Freehold