

Lainson House, Dyke Road

Brighton, BN1 3JS

Guide price £400,000

** GUIDE PRICE £400,000 - £425,000 **

Set within the prestigious and highly sought-after Lainson House development on Dyke Road, this beautifully presented one-bedroom apartment offers stylish contemporary living within an impressive Grade II listed building, moments from Brighton city centre and the seafront.

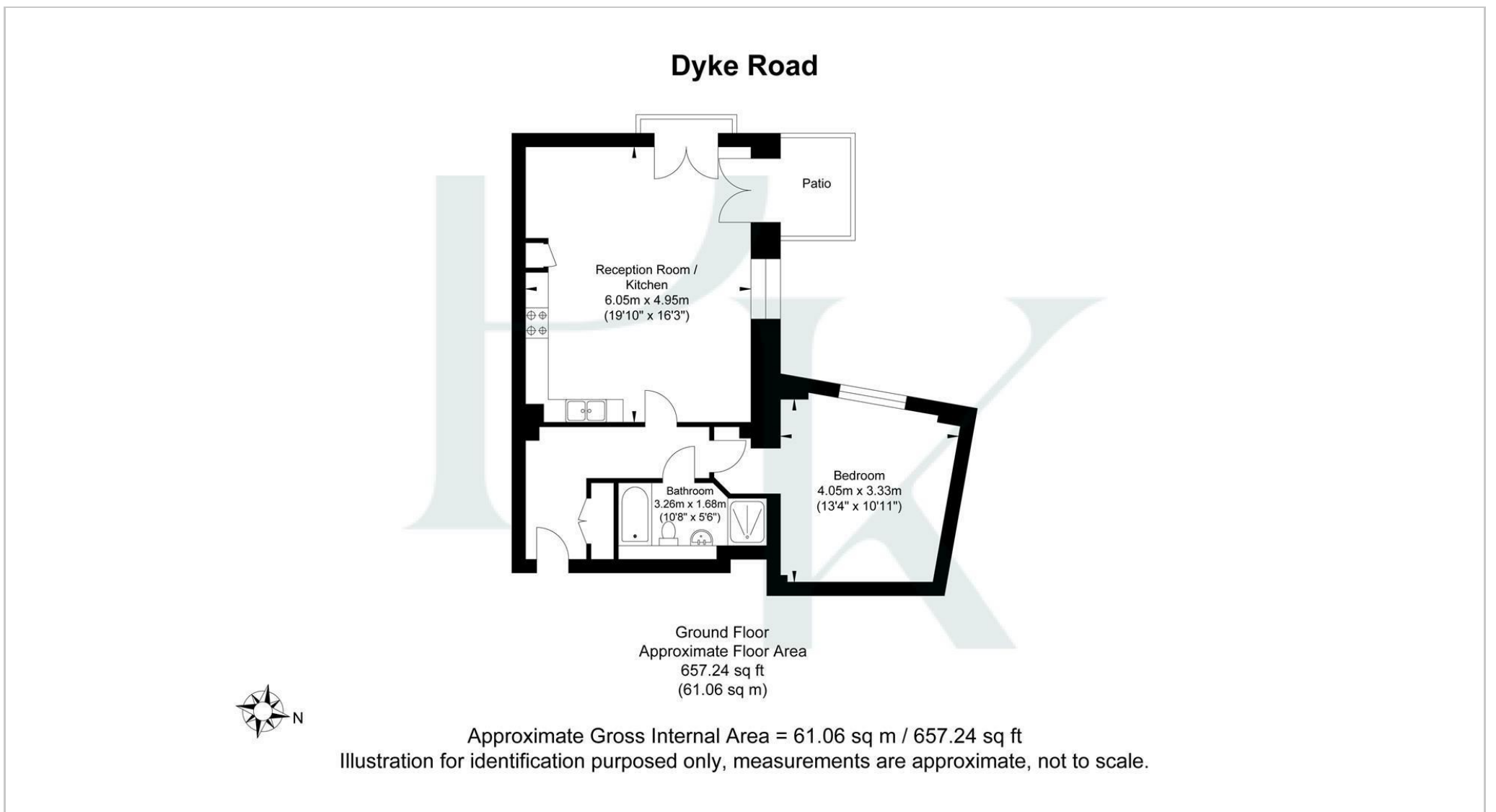
The apartment is wonderfully bright and spacious throughout, with a superb open-plan reception room providing ample space for both living and dining. Large arched doors flood the room with natural light and open onto a private patio seating area overlooking the beautifully landscaped communal gardens, creating a wonderful sense of space and tranquillity rarely found so centrally.

The sleek contemporary kitchen is fitted with a range of high-gloss units, integrated appliances and generous worktop space, seamlessly complementing the modern open-plan layout.

The double bedroom is well-proportioned and beautifully presented, while the stylish bathroom features both a bath and separate shower, finished in attractive neutral tiling.

Further benefits include secure underground allocated parking, well-maintained communal grounds, lift access and a secure entry system.

Lainson House occupies an enviable position on Dyke Road, ideally located for Brighton Station, the city centre, Seven Dials and the seafront, making it perfectly suited for both owner-occupiers and investors alike.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	75
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

Pearson
Keehan