

47 Dyke Road Avenue, Hove, BN3 6QD

Price **£1,595,000 Freehold**

Elliotts are delighted to offer this individual and imposing triple fronted DETACHED RESIDENCE occupying a prominent CORNER PLOT, set behind a high wall and GATED ENTRANCE, located in one of the City's most PRESTIGIOUS residential locations.



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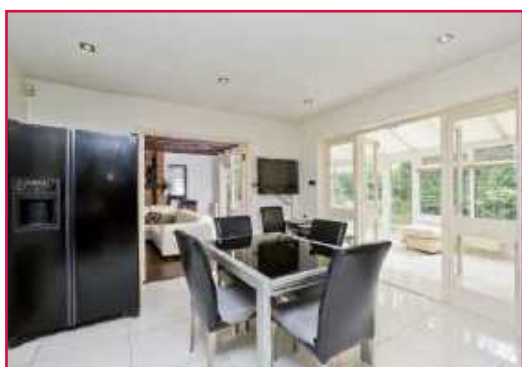
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A magnificent Tudor style triple fronted detached residence occupying a prominent corner position on a wide plot behind a high wall and gated entrance in one of the city's most prestigious residential locations. The accommodation is spacious and spread across just two levels and is flexible in its layout, not only suitable as a large family home but it could also be used for many other uses including as a good sized family home plus an integrated annexe, each having their own separate accesses if required. Just some of the features include a fabulous fitted kitchen with high gloss units, a stunning master bedroom suite with large bedroom, an equally spacious dressing room and sizeable concealed en-suite bathroom. At first floor level there are a total of five bedrooms and in addition to the master bedroom suite there is a family bathroom and further en-suite shower room to bedroom two. On the ground floor the house is large and includes various rooms which can have a dual purpose to include a further guest bedroom together with a vast array of reception rooms making the accommodation on offer very versatile. Another feature of the property is a sunroom and a large conservatory which both have a pleasant outlook over the Italian style south westerly rear garden which is attractively laid out for ease of maintenance and extends right across the rear of the property and to the side. To the front there is an enormous brick paved driveway and forecourt providing off-road parking for numerous cars and providing access to a large pitched roof double garage all enclosed via a brick wall and gated entrance.. Internal inspection is strongly recommended in order to fully appreciate the size of accommodation on offer.

- **Prestigious residential address**
- **Imposing detached residence**
- **Spacious accommodation over two floors**
- **Large kitchen/breakfast room**
- **6/7 bedrooms**
- **South facing sunroom**
- **Conservatory**
- **Large master bedroom suite**
- **Host of various reception rooms**
- **South westerley rear garden**
- **Garage and driveway**

GROUND FLOOR

FRONT DOOR

Leaded light front door with additional leaded light side panels opening into:

ENTRANCE VESTIBULE

With tiled floor and panelled door with leaded light side panels opening into:

SPACIOUS ENTRANCE HALL

This bright and spacious entrance hall has a lovely exposed parquet flooring, radiator and turned banistered staircase leading to the first floor together access to all other ground floor rooms including access to two



downstairs W.C.

LIVING ROOM

An impressive room benefitting from a southerly aspect with wood flooring, a fine feature open fireplace with substantial brick surround and hearth with central oak bressumer beam and herring style brick work, various walls and background lighting, leaded light windows over the front and sides, double width leaded light doors leading to conservatory, two radiators, and further set of double width part leaded light doors opening into:



SPACIOUS KITCHEN/BREAKFAST ROOM

This room is a real feature of the house having recently been modernised. There is ample space for a large dining table and chairs and with double doors providing access in to the sun room and with leaded light window providing a pleasant outlook over the garden. There is an excellent range of contemporary high gloss units arranged to three walls in a U-shape comprising both base cupboards and drawers with various cleverly designed pull out storage units, built in Bosch dishwasher with space for large range cooker with matching splashback and extractor all complimented by square edge white composite work tops with inset twin sink with drainer, built in food waste disposal unit and mixer, chrome kick plates with contemporary colour lighting, selection of matching eye level cupboards including three roller cupboards. With smooth finish walls and ceiling with ceiling downlighters, space for large American style fridge freezer, ceramic floor tiles, radiator and with additional double leaded light doors providing access into the main reception room.



RECEPTION ROOM

An extremely pleasant room with range of limed oak panelling and parquet floors, leaded light secondary double glazed window overlooking the front of the property with concealed radiators.



SECOND RECEPTION ROOM

With exposed parque floor, wall light points and double width leaded light casement doors leading to:

CONSERVATORY

An attractive brick and UPVC constructed conservatory with vaulted roof and double width doors opening on to the rear garden.



RECEPTION ROOM/BEDROOM 6

With secondary double glazed leaded light windows overlooking the front of the property, double width wardrobe cupboard with hanging rail, radiator.

BEDROOM 7

With leaded light windows overlooking the rear garden and space for a double bed and additional bedroom furniture with door to:

EN-SUITE DRESSING ROOM

With ample hanging space and leaded light windows overlooking the



front of the property and with radiator.

WARDROBE/STUDY

With leaded light windows overlooking the front of the property and with radiator.

EN-SUITE SHOWER ROOM

With double sized shower cubicle with chrome shower attachment, inset his and hers washbasins set in marble vanity unit with cupboard under, low level WC and radiator



KITCHEN

Comprehensively fitted and equipped with an excellent range of light oak units comprising eye level cupboards, worktop surfaces with ample drawer and storage space beneath for kitchen appliances etc. With matching breakfast bar, range of integrated appliances comprising of inset four ring Hygena electric ceramic hob with concealed extractor over, double electric oven and grill, built in fridge freezer, dishwasher and plumbing for washing machine, cupboard and radiator.

FIRST FLOOR



GALLERIED LANDING

Approached via turned staircase with recessed down lighters, hatch to roof space, leaded light windows overlooking the front of the property and three radiators and access to all other rooms

MASTER BEDROOM

With two sets of leaded light windows providing view over the rear garden with space for a large bed and additional bedroom furniture together with two double radiators, double width mirror fronted folding doors leading to:



DRESSING ROOM

Having a superb range of built in wardrobe cupboards, some with mirrored fronts providing ample hanging and storage space, inset ceiling downlighters together with diffused background lighting, leaded light secondary glazed windows providing view over front of property, radiator.

CONCEALED EN-SUITE BATHROOM

Having a quality white suite with Ideal Standard fittings comprising of a limed oak trim and panelling enclosed bath with mixer tap, inset his and hers washbasin set in surface with cupboards under and large illuminated vanity mirror, close coupled low level WC, bidet, double sized shower fitted with Aqualisa shower, glazed tiled walls and floor, recessed downlighter together with diffused background lighting, secondary glazed windows overlooking front of property, radiator.





BEDROOM 2

With extensive range of wall to wall built in wardrobe cupboards providing hanging and storage space and double width matching doors leading to:

CONCEALED EN-SUITE SHOWER ROOM

With suite with Ideal Standard fittings comprising a shower cubicle with glazed screen, inset his and hers washbasin set in tiled vanity surface with drawers and cupboards under, close coupled low level WC, bidet, inset ceiling downlighters, glazed tiled walls and radiator.



BEDROOM 3

With a range of wall to wall wardrobe cupboards with hanging and storage space, leaded light windows enjoying pleasant view over rear of property and of Tongdean Road, TV aerial point and radiator.

BEDROOM 4

With leaded light windows overlooking the front of the property, two double width built in wardrobe cupboards with hanging rail and storage over with radiator.

BEDROOM 5/STUDY

With leaded light windows overlooking the garden, half arched glass internal window and radiator.

FAMILY BATHROOM

With luxury Saniton suite with limed oak trim and panelling comprising enclosed bath, low level WC, bidet, inset his and hers wash basin set into tiled vanity surface with cupboards below, shower cubicle with period style shower head, glazed tiled walls and floor, inset ceiling downlighters, bevelled edged mirrors, leaded light windows overlooking the garden, radiator.

OUTSIDE

THE GARDENS

An attractive feature of the house and are laid with a view to ease of maintenance. To the rear of the house they enjoy a lovely leafy and private southerly aspect and are principally laid out areas of terracing together with gravel and wood chip play areas flanked by stocked and established flower beds and shrub borders. There is also a feature ornamental fountain, personal door to garage and side access to the front.

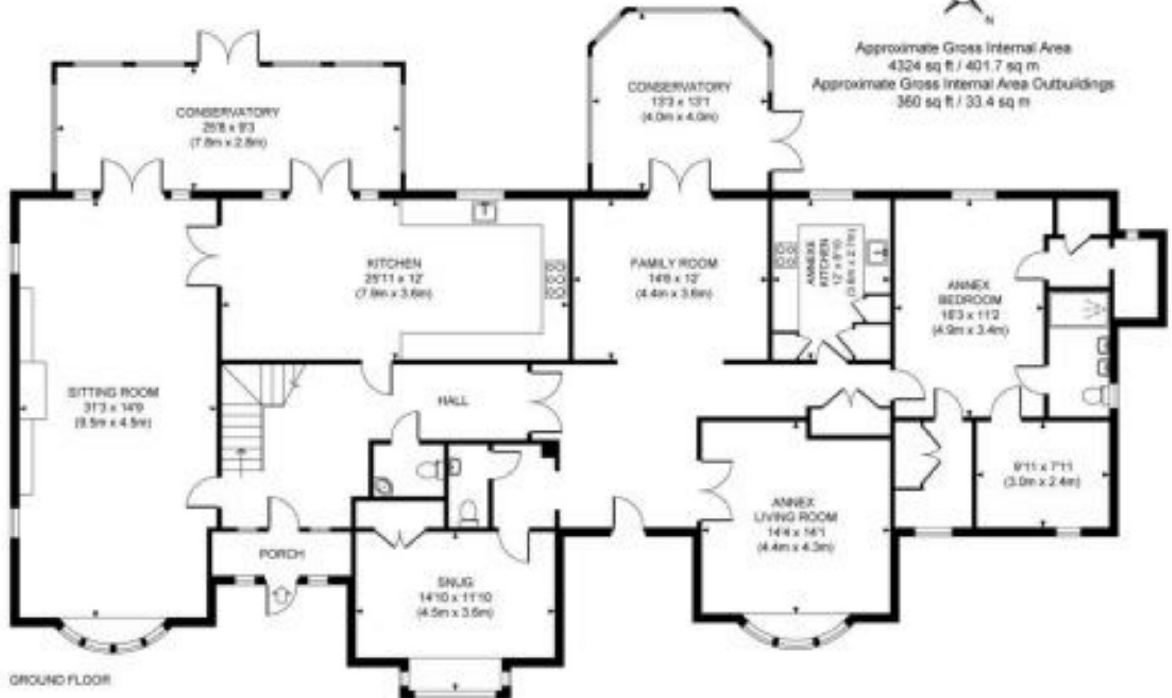
FRONT

The front enjoys an impressive 120 wide frontage and is primarily laid to an extensive block paved driveway providing considerable off-road parking flanked by flower and shrub borders. The property is bordered by brick walled boundaries and the house is approached by an attractive electrically operated set of wrought iron gates which in turn lead to:

DETACHED DOUBLE GARAGE

With pitched roof, up and over door with power and light

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