



The House, 3 Yorklands,  
Dyke Road Avenue, Hove



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## DESCRIPTION

'The House' on Yorklands is a great family home in a wonderful position that we know buyers will fall in love with. Located off one of the most desirable roads in Hove, it is also just a short drive to the A23/A27. Brighton or Hove stations are nearby with direct trains to London Bridge and London Victoria.

The ground floor accommodation is spacious and flows really well. The entrance hall is the perfect welcome, with the living room having large windows overlooking the front and double doors leading to the rear garden, both of which allowing plenty of light to flood in. Open plan from the sitting room is the family room which the current owners use as a television room. The kitchen is spacious and has dual aspect windows overlooking the garden, it has plenty of room for a table and chairs and double doors that lead out to the patio area of the garden. The dining room leads off the kitchen and is a great size and is a fantastic space for entertaining guests. Importantly, there is a utility room between the kitchen and dining room which also has access to the garden.

On the first floor there are five bedrooms and the family bathroom leading off the impressive galleried landing. The master bedroom is one of our favourite rooms in the home, it is a huge space with a large en-suite as well as excellent storage. Bedroom two is a large double bedroom with en-suite and fitted storage and the third bedroom is spacious and has stunning far reaching views of Hove and the sea.





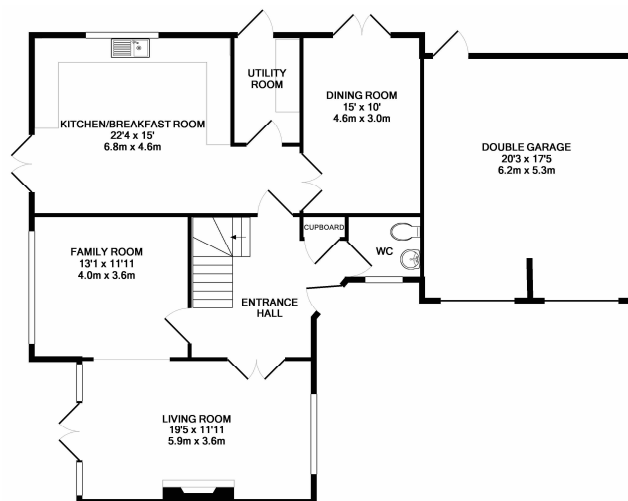
Outside, leading from either the kitchen or living room the large south facing rear garden is mainly laid to lawn and has a large patio directly to the rear of the house which is ideal for barbecues in the summer sun. The garden wraps around the entire house which means there is always some outside space in the sun. What we love most about this wonderful house is the feeling of being out in the secluded countryside even though you are less than 10 minutes to the centre of Brighton and Hove. A truly special home.

## LOCATION

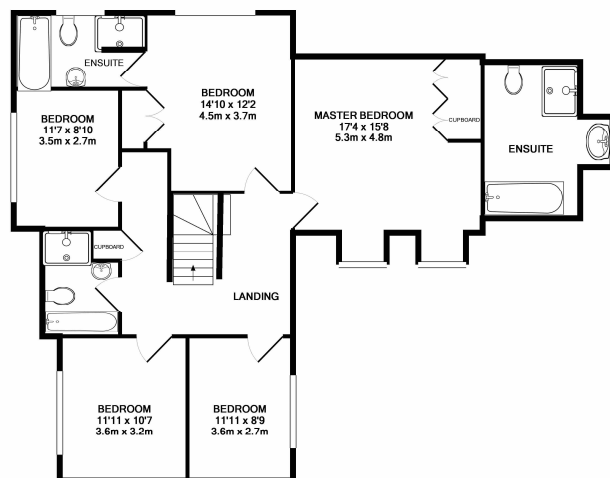
Yorklands is arguably in one of the best locations in Hove, set far back from Dyke Road Avenue along a private road that only accesses three individual detached houses, it is just a short journey from the centre of the city but within easy access to the A23 and A27. If you prefer to ride the bus into town, to avoid trying to park, there is a bus stop a short walk away giving direct access to the city.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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