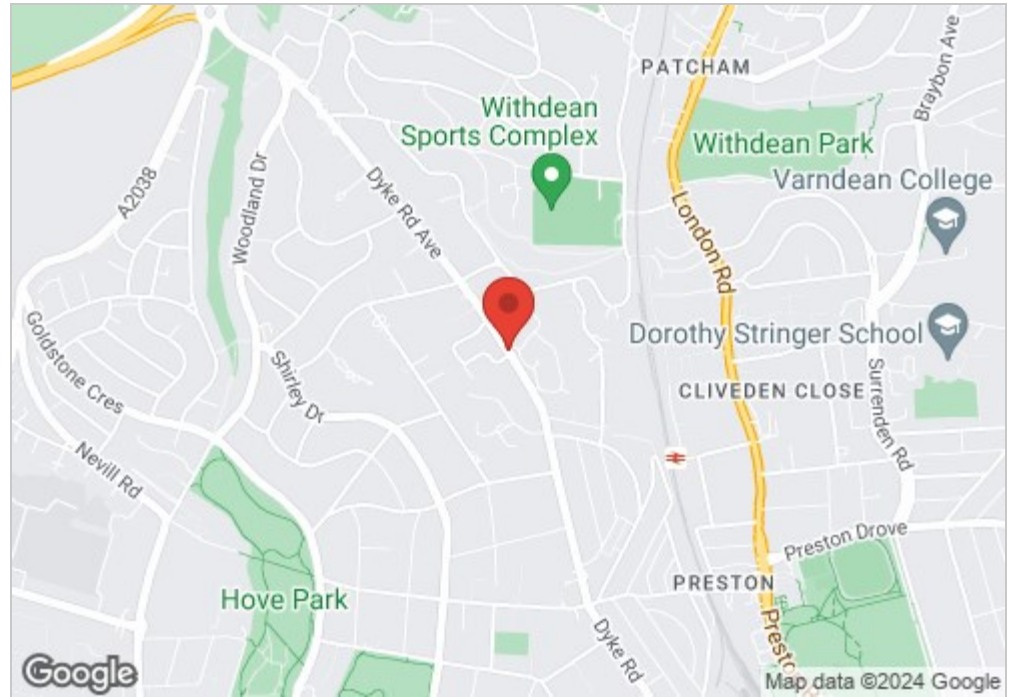


9 Dyke Road Avenue

Hove, BN3 6QA

Offers in excess of £1,500,000



- Most attractive detached family home
- Highly regarded residential setting
- South facing rear garden
- Superb opportunity to create luxury family home
- Considerable charm and character
- Impressive deep frontage
- Planning Permission (BH 2022/01786) for significant enlargement
- Must be viewed-SoleAgents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	58	72
England & Wales	EU Directive 2002/91/EC	

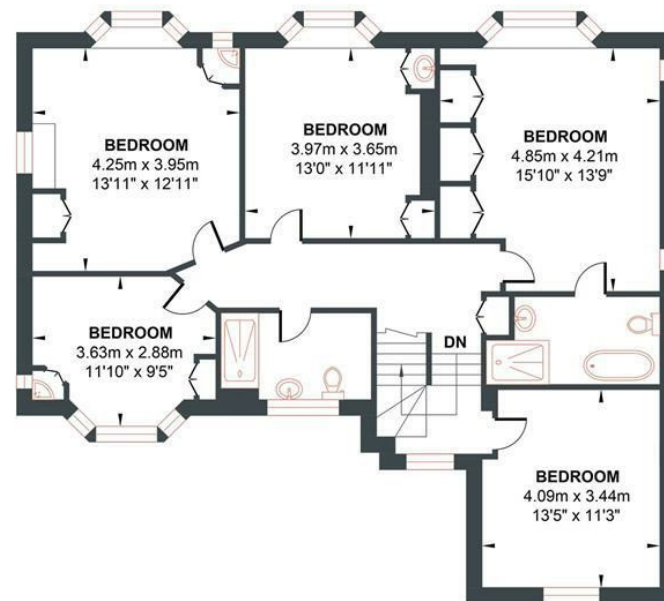
## DYKE ROAD AVENUE

Approximate Gross Internal Area = 190.87 sq m / 2054.50 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

**Approximate Floor Area**  
 1033.65 sq ft  
 (96.03 sq m)



FIRST FLOOR

**Approximate Floor Area**  
 1020.84 sq ft  
 (94.84 sq m)

