



# 331 Dyke Road

Hove, BN3 6TE

**Asking price £1,875,000**

Set well back from the road this imposing detached 5 bedroom family home is located in Hove's premier residential area. The house is in fantastic order throughout. There are three separate reception rooms, which includes a large lounge, together with a good sized separate dining room and further study or home office. The kitchen is situated and could be opened up with the dining room at the front if needed, currently it leads on to a family room / conservatory which is double glazed with a southerly aspect and has views over the rear garden. There are a total of five bedrooms which includes two separate suites with the main bedroom having its own en-suite, dressing room. There is also a family bathroom as well. Outside the property has extensive off-road parking to the front with a separate double garage and an EV charging point. There is a gym which was converted from the old garage and accessed separately from the house. The rear garden is south facing with a large, decked area off the back of the house, hot tub area, garden room for storage and is extremely private.

Located on the favoured south side of Dyke Road between the junctions of Barrowfield Drive and Woodruff Avenue with excellent road links available either northwards out of Brighton onto the bypass and A23 or into the city centre of Brighton and Hove. Preston Park and Brighton mainline stations are easily accessible making the property ideal for those who may wish to commute and there is a local supermarket further down in Dyke Road with another in the Droveaway for day to day shopping needs.



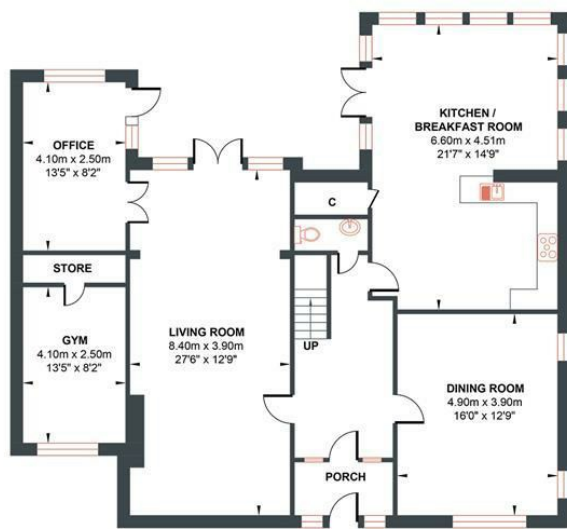
- Detached
- Double Garage
- Lots of Off Street Parking
- Gym
- 2 Reception Rooms
- 5 Bedrooms
- South Facing Garden
- Gated
- Study
- Sea Views

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		
England & Wales		EU Directive 2002/91/EC

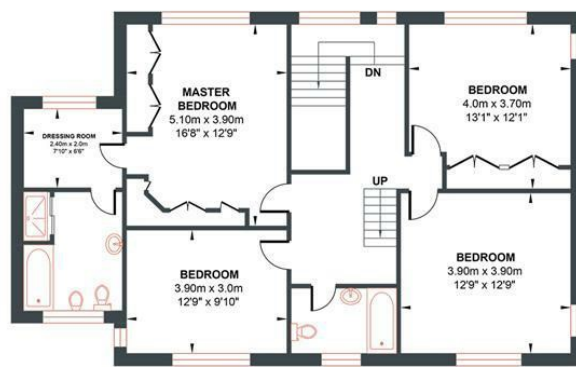


## DYKE ROAD

Approximate Gross Internal Area = 290.82 sq m / 3130.36 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR  
 Approximate Floor Area  
 1348.50 sq ft  
 (125.28 sq m)



FIRST FLOOR  
 Approximate Floor Area  
 1062.07 sq ft  
 (98.67 sq m)



SECOND FLOOR  
 Approximate Floor Area  
 437.23 sq ft  
 (40.62 sq m)



GARAGE  
 Approximate Floor Area  
 282.55 sq ft  
 (26.25 sq m)

