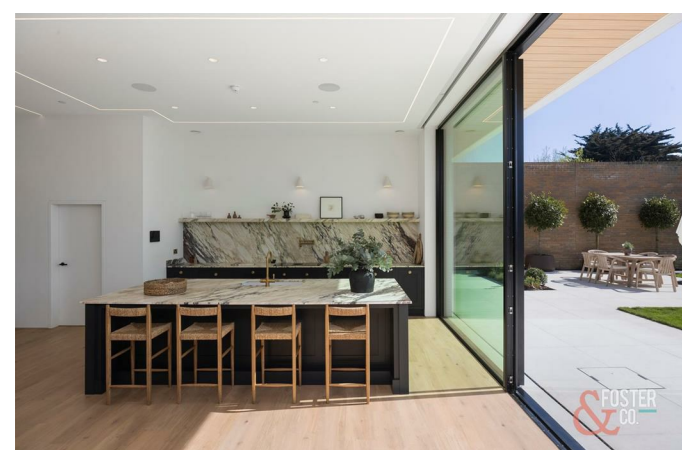
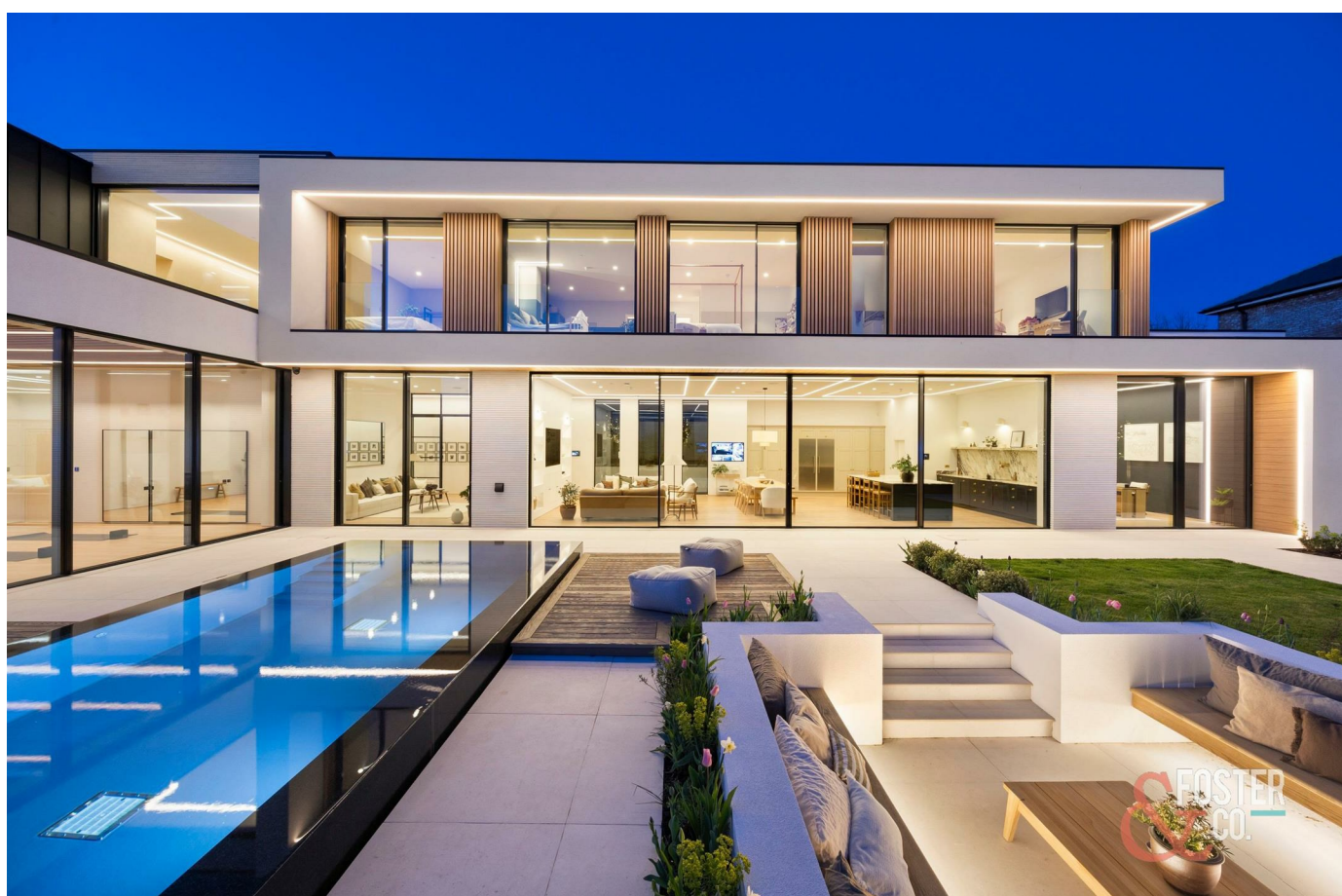




77a Dyke Road Avenue
Hove, BN3 6DA

Asking price £6,500,000

Arrival Experience
A sweeping private driveway leads to a secure gated entrance with a resin-bound drive and elegant landscaping, including sculptural olive trees, a covered double carport with EV charging point ready and a remote-controlled, 360-degree vehicle turntable adds convenience and prestige for vehicle manoeuvring. A sculptural water feature with floating steps sets the tone as you approach the striking full-height 3.5m tall slimline black aluminium front door.

Entrance & Hallway
The moment you step inside, you're greeted by a breathtaking double-height hallway awash with natural light. Bespoke Venetian plaster walls and a micro-cement floor frame a floating oak staircase with custom metal balustrades, and an internal planting area introduces a natural element to the space. The double recessed shelving archway provides architectural interest and continuity throughout.

Living & Relaxation Spaces
The lounge and reading room feature a floating bespoke textured wall and a log burner, with full-height Crittall steel sliding doors drawing the eye out to the pool and garden.
A versatile reception space, currently used for yoga and games, includes dual TV zones, LED strip lighting and seamless indoor-outdoor flow via full-height sliding doors. The ceiling design borrows from the home's exterior for a unified, modern aesthetic.

Home Cinema
This award-nominated cinema room has been acoustically engineered to perfection. Featuring a Dolby 5.2.2 surround sound system with Bowers & Wilkins in-wall and ceiling speakers, twin subwoofers, and a starlight ceiling with shooting stars, it delivers a truly immersive experience. Fabric-wrapped acoustic walls and a specialist screen with behind-screen speaker integration complete this incredible setup.

Kitchen / Dining / Family Room
The heart of the home, this extraordinary 41ft open-plan space is framed by 12m-wide south-facing sliding solar controlled glass doors offering glorious sea and garden views. A Tom Howley kitchen features a Calacatta Viola Italian marble island and splashback, Meile ovens, a Bora downdraft hob, twin German Liebherr fridges, and dual oak-lined walk-in pantries. Designed for entertaining, there's space for formal dining, relaxed lounging, and socialising around the island beneath inset ceiling speakers and ambient lighting.

Utility Room & Office
Just off the kitchen is a fully equipped utility room with German cabinetry, twin washing machines and tumble dryers, a freezer, and a wine cooler. A separate home office provides a quiet, tech-enabled workspace with LED feature lighting, acoustic panelling, dual wall-mounted screens, and direct garden access.

Studio / Gym / Double Garage
A flexible glass-fronted space, currently serving as a gym and secondary reception/garage, with dual-sliding glass doors, integrated smart TV, and LED ceiling lighting.

First Floor & Primary Suite
An expansive landing illuminated by a dramatic feature window leads to the showpiece principal suite. This luxurious space features a cantilevered architectural corner window with uninterrupted views over the sea, the wind farm, and — on clear days — the Isle of Wight. The suite includes a floating media wall, bluetooth speaking recessed into the ceiling, Lusso Stone freestanding bath placed to enjoy sea views, smart controlled curtains hidden away, oak dressing table and drawers, and a fully fitted double-sided dressing room with hotel-style tea and coffee station. The en-suite bathroom is finished in micro cement, with a double walk-in rainfall shower beneath a rooflight and a bespoke twin vanity.

- STUNNING 2025 GRAND DESIGNS ECO HOME

■ HOME CINEMA

■ SHOW ROOM DOUBLE GARAGE

■ INFINITY WATERFALL EDGE HEATED SWIMMING POOL

■ INCREDIBLE SEA VIEWS
- 6092 SQ FT - 10 YEAR NE BUILD WARRANTY

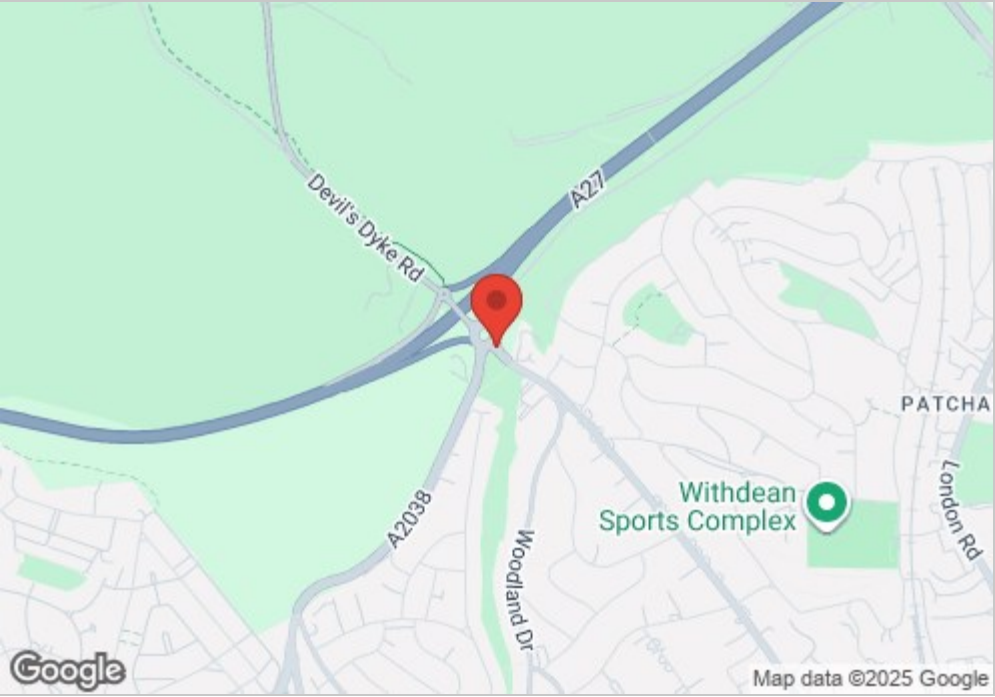
■ GYM / PILATES STUDIO / GAMES ROOM

■ APPROX 3.5M HIGH CEILINGS

■ VEHICLE TURN TABLE

■ SMART HOME CONTROLLED

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	G	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



DYKE ROAD AVENUE

Approx. Gross Internal Floor Area (Excluding Outbuilding) = 565.95 sq m / 6092.15 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



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