



77b Dyke Road Avenue
Hove, BN3 6DA

Asking price £5,000,000

From the moment you step into the show-stopping entrance hall, with its panda marble staircase and smoked ash detailing, the attention to detail is clear. The ground floor centres around a spectacular open-plan living, dining and kitchen space with soaring 3.5m ceilings, bronze-accented finishes, and walls of glass opening to the landscaped gardens and pool. The bespoke kitchen features hand-painted bronze cabinetry, quartz worktops, and premium Neff and AEG appliances. A private principal suite wing includes a garden-facing bedroom, twin dressing rooms, and a full spa-style bathroom. This level also provides a utility kitchen, study, cloakroom, and direct access to the gym, sauna, and pool area. Upstairs, three oversized bedrooms, each around 4m x 4m, boast en suite bathrooms and dressing rooms. One enjoys a private terrace, while another features a freestanding bath with sweeping sea views. A communal roof terrace with glass balustrades offers a stunning outlook, ideal for morning coffee or sunset drinks. The basement level is a true entertainment haven, with a cinema/family room fitted with a Dolby Atmos Sonos system, a custom bar with wine fridge, a laundry room, and additional storage. The gardens have been designed for both relaxation and entertaining, with a 9m x 4m swimming pool, recessed hot tub, outdoor kitchen, and tumbled limestone paving. The triple garage offers potential for a car stacker to accommodate six vehicles, along with an EV charging point and a car turntable.. The sedum green roof, Roman brick façade, and bronze anodised windows complete the property's striking exterior.

Combining dramatic architecture, state-of-the-art technology, and warm, liveable interiors, this home sets a new benchmark for luxury living in Hove.

Smart Home Technology
Full Lutron lighting system with remote scene control and dimming
Underfloor heating throughout, app-controlled via Heatmiser
Fingerprint/code entry system, 11-camera CCTV, and smart alarm
Cat 6 cabling, mesh Wi-Fi, Sonos audio system throughout
Remote-controlled sauna, lighting, heating, and access systems
Monitored sprinkler system, fire alarms, and air quality sensors

Materials & Craftsmanship
Roman bricks with dual-finish facade
Bronze anodised aluminium windows and doors
Smoked oak parquet floors, panda marble staircase, and three-sided glass wood burner fireplace with feature book matched leathered marble
Lusso Stone bathrooms with rainfall showers and freestanding baths
Bespoke wardrobes by Neatsmith, lighting by Astro and designer brands throughout

Local information
Set on the highest point of Dyke Road Avenue, this exquisite home offers not only sweeping sea views, but also a high degree of privacy, being tucked behind other properties with no direct road frontage. Hove Park is a prestigious residential area in the coastal City of Brighton & Hove, ideally placed for the city centre, schooling and for transport links, with good access to the A/M23. The property is within reach of the many and varied shops, bars and restaurants in the centre, which is about two miles distant and accessed by public transport.
Rail Services: Preston Park station approximately 1.2 of a mile walking distance, offering frequent services to London.
The A27 coast road is accessible to the north, connecting with the A23/M23/national motorway network. Gatwick airport 25 miles.
Schools: the area offers an excellent selection of highly regarded schools, including Cottesmore St Mary's Catholic Primary, Cardinal Newman, BHASVIC, Brighton, Hurstpierpoint and Lancing Colleges, Brighton Girls, Burgess Hill Girls and Roedean.



- NEW BUILD 10 YEAR WARRANTY

GATED, PRIVATE AND SECLUDED

SWIMMING POOL

TRIPLE GARAGE AND TURNTABLE

GYM
- DETACHED

SEA VIEWS

5615 SQFT

ROOF TERRACE

NO CHAIN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

