



Lattenbury 306 Dyke Road
Brighton, BN1 5BB

Guide price £1,650,000

This substantial detached family home spans 2,739.95 sq ft of beautifully arranged living space across three floors and is positioned on the highly prestigious Dyke Road Avenue, one of Brighton & Hove’s most sought-after addresses.

Combining period elegance with modern design, the property offers generous proportions, versatile living areas and a landscaped garden retreat.

From the moment you approach, the handsome red-brick façade with its bay windows and gabled roofline makes a striking impression. A bright entrance porch opens into a welcoming hallway, leading to a choice of versatile reception rooms. To the front, a beautifully proportioned sitting room with bay windows provides a formal living space, while a second reception room offers flexibility as a music room, study or snug.

The heart of the home lies to the rear, where an expansive open-plan kitchen, dining and family area is bathed in natural light from full-width sliding doors opening directly to the garden. The contemporary kitchen is fitted with sleek cabinetry, granite worktops and integrated appliances, with space for informal dining at the central island.

Upstairs, the first floor hosts three generous bedrooms, including an impressive principal suite with bay windows and ample room for fitted wardrobes. A stylish family bathroom and additional shower room complete this level. The top floor offers two further double bedrooms and a modern shower room, ideal for teenagers, guests or a home office.

Outside, the rear garden is a private sanctuary, with a smart slate-paved terrace for alfresco dining and entertaining, leading onto a lush, landscaped lawn framed by mature planting and established trees. To the front, the property benefits from a gravel driveway providing off-street parking.

This is a rare opportunity to secure a substantial family residence on Dyke Road Avenue, just moments from Hove Park and within easy reach of excellent schools, commuter links and the vibrant city centre.

- DETACHED

■ 5 BEDROOM

■ SUN ROOM

■ GATED

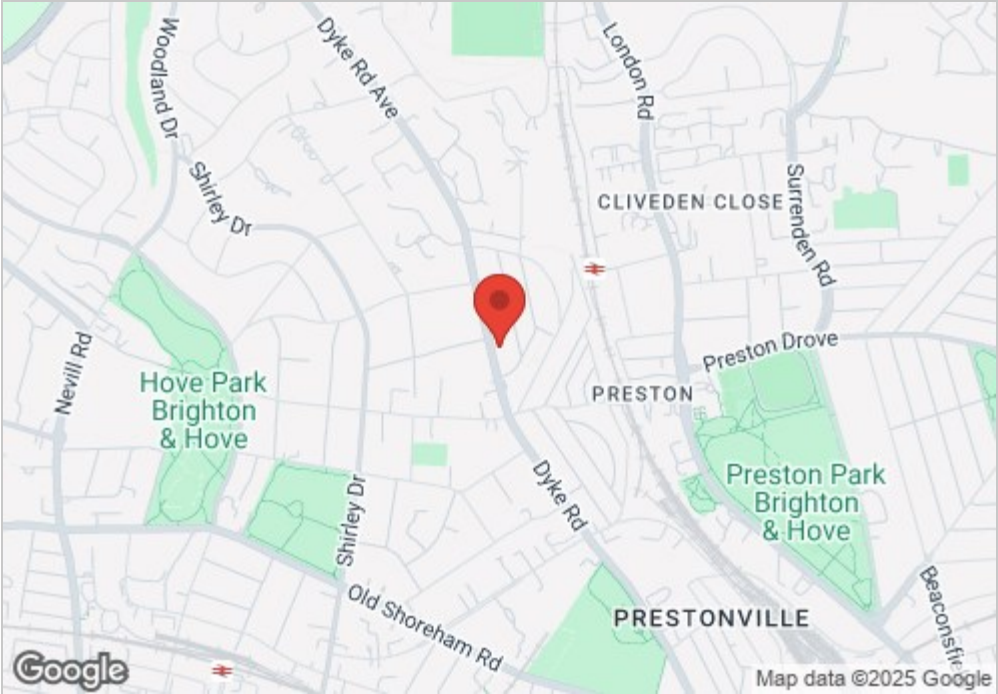
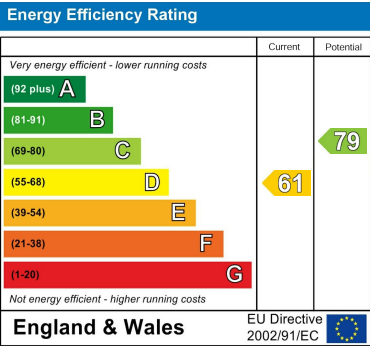
■ KITCHEN
- 2739 SQFT

■ 3 BATHROOM

■ BEAUTIFUL GARDEN

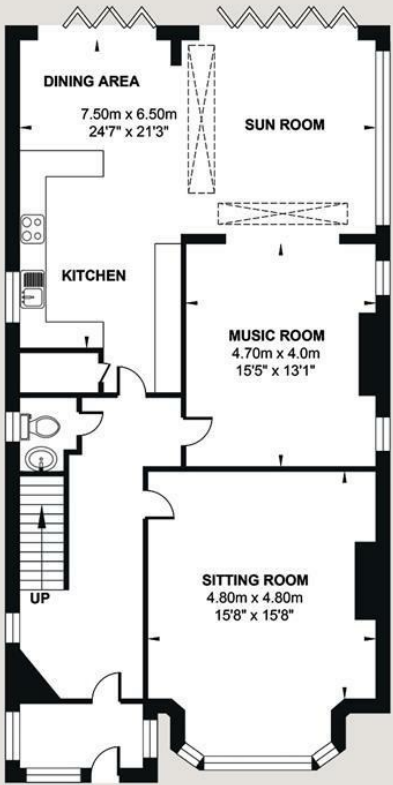
■ OFF STREET PARKING

■ CLOSE TO PRESTON PARK STATION



DYKE ROAD

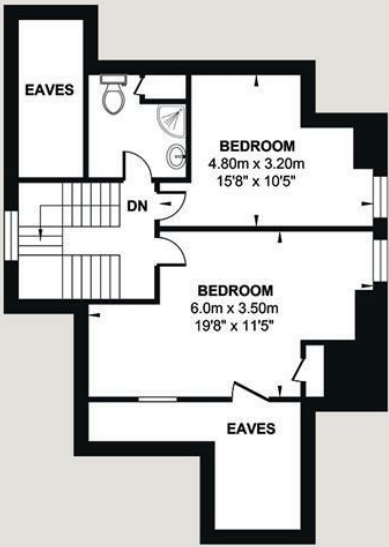
Approximate Gross Internal Area = 254.55 sq m / 2739.95 sq ft
Illustration for identification purposes only, measurments are appoxiamate, not to scale.



GROUND FLOOR
Approximate Floor Area
1202.43 sq ft
(111.71 sq m)



FIRST FLOOR
Approximate Floor Area
942.59 sq ft
(87.57 sq m)



SECOND FLOOR
Approximate Floor Area
594.92 sq ft
(55.27 sq m)

