



344

Dyke Road, Brighton, BN1

£1,200,000

**ASTON**  
**VAUGHAN**  
EXQUISITE



## INTRODUCING

# Dyke Road, Brighton, BN1

4 Bedrooms | 3 Bathrooms | 1-2 Reception Rooms  
2210 Sq Ft | Large Garden and Driveway for Multiple Cars  
Close to Preston Park station

Designed and built with both family and entertaining in mind, and this substantial family home not only looks impressive, but offers space, light and style in abundance. Immaculately presented throughout with gracious room proportions and a southerly aspect to fill the house with natural light, this home is ready to move straight into. Beautifully renovated and remodelled, the ground floor offers open and versatile living spaces, while the first and second floors are home to elegant double bedrooms with views across the local landscape. From the second-floor principal bedroom suite, you can spill out to the south facing balcony, while to the rear of the house, the garden links seamlessly with the living areas for alfresco dining and children's ball games.

There is parking for four cars on the drive and access to the A27/A23 and Preston Park Station are just minutes away, as is the South Downs National Park making this the ideal family home for anyone wishing to live near both town and country, in a superior property bursting with character.



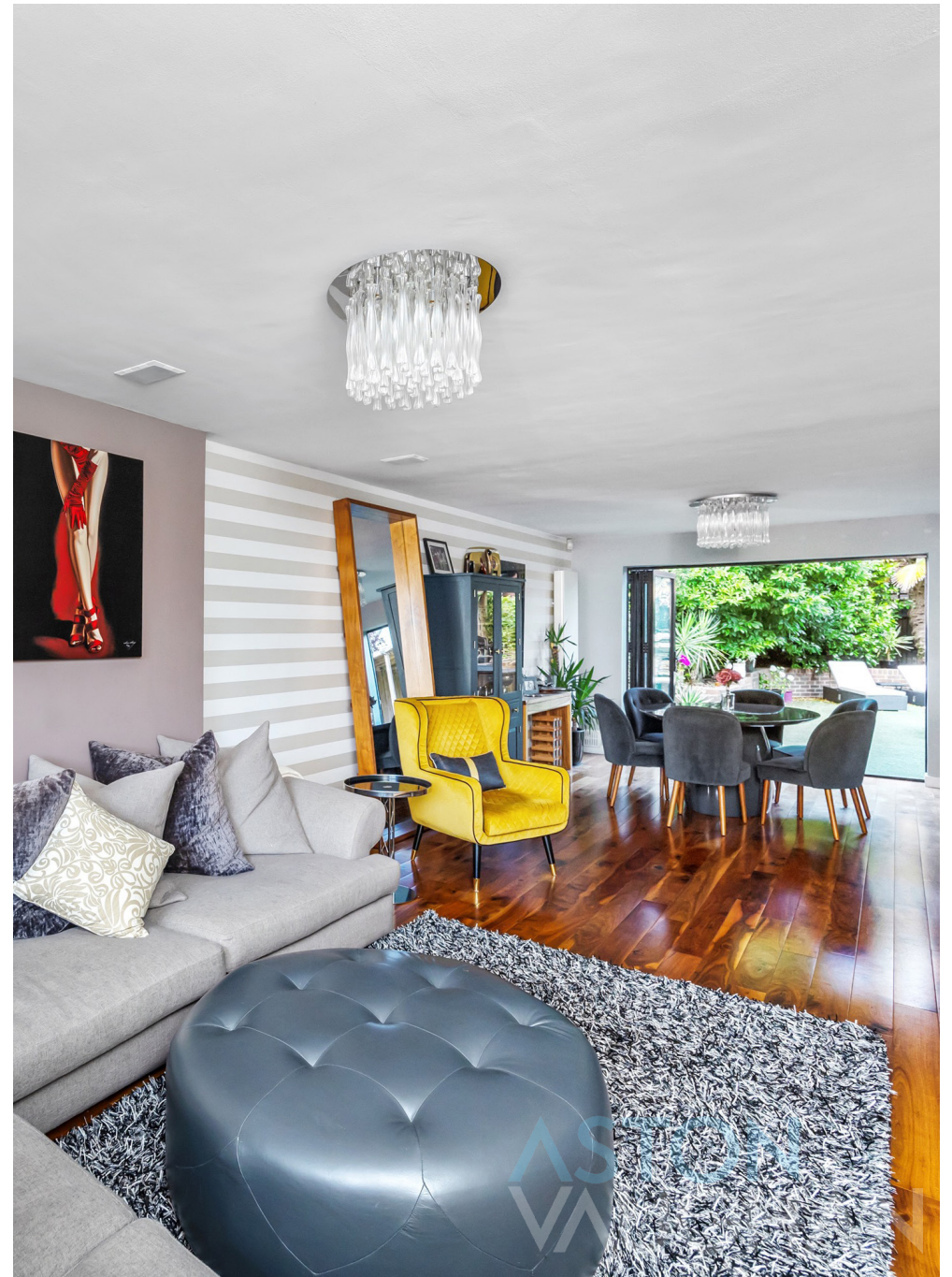






## Exterior & Entrance

Set well back from the road behind border walls and a driveway to fit several cars, this striking home has plenty of kerb appeal using clean contemporary lines on its symmetrical façade in white, with dark window frames to complement and contrast. Stepping inside, it is immediately clear that this is a beautifully cared for home, where quality materials and refined taste have fused to create a superb space. The reception hall is broad and welcoming with walnut floors which flow into the living areas on this level.









## Living Rooms

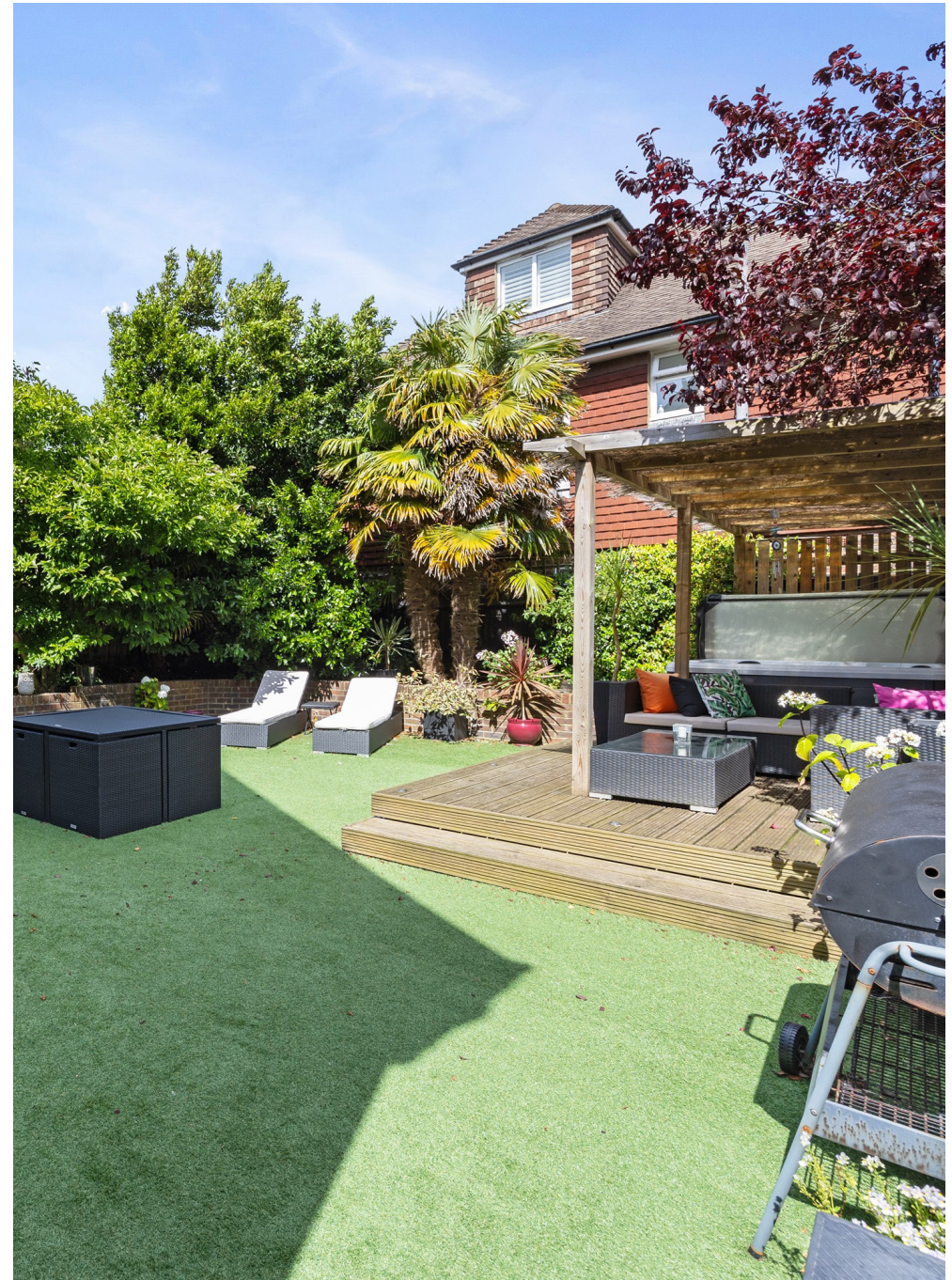
First to the left is the open plan living room where natural light streams in through double aspect windows to the south and bi-folding doors to the rear which open completely to link the room with the garden. During the cooler seasons, there are stylish radiators to warm the room with the option to reinstate a gas fire to the chimney breast, and there is ample space for a generous corner suite so you can cosy up with the family. This room flows seamlessly into the dining room and kitchen which is ideal when entertaining, and for families with older children who like to socialise independently, there is a second TV room across the hall, sharing the same modern decoration to suit all styles of furnishing.

## Garden

Perfectly private and an incredible size for families with children of all ages, the garden lawn (artificial but of the finest quality) has ample space for ball games and children's play equipment. For the adults of the household, a cabana has been created in one corner to catch the last of the summer sunshine and has also been fitted with a hot tub which may be available by separate negotiation. You are not overlooked out here due to the aspect within the street and mature planting on the borders which provides shape, colour and shade where needed. Two banana trees are particularly impressive, along with a tree that blossoms beautifully in spring, and all plants are easy to maintain.

## Kitchen Dining Room:

Returning to the house through a second set of bi-folding doors, the kitchen is open to the dining area making it an ultimately sociable space with a stylish breakfast bar so guests can sit and chat to you as you cook. The cabinets offer plenty of storage in a combination of wood and white gloss to complement the floors throughout the space, and the quartz worktops have aesthetically curved edges for a refined finish. Into these, the appliances have been integrated to include a dishwasher, full height fridge and freezer, dual ovens and an induction hob, while there is a separate utility area neatly tucked away next door.







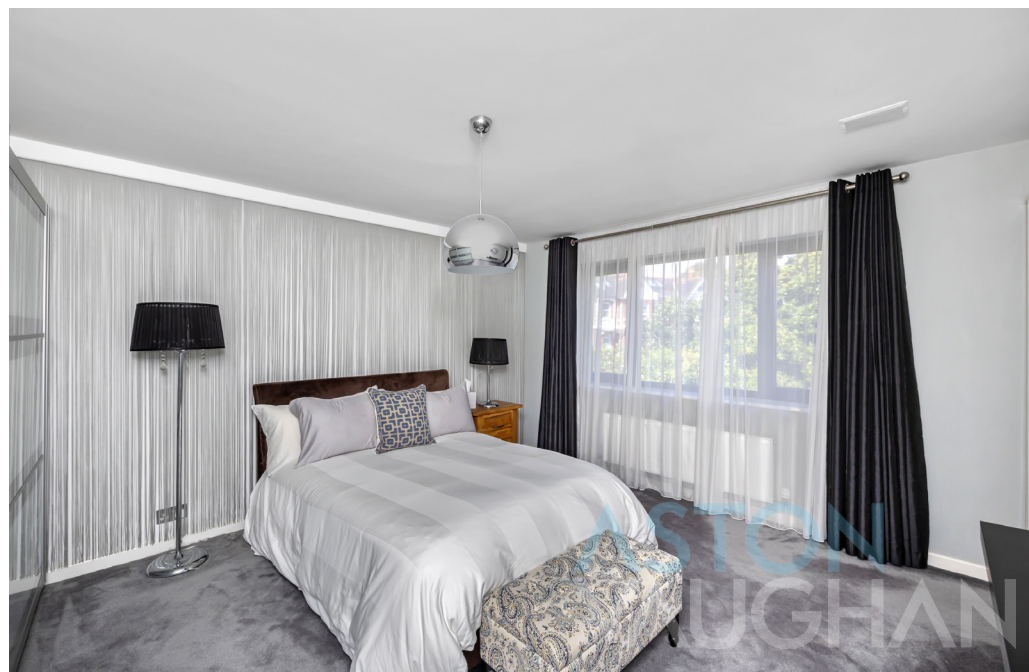


### First Floor Bedrooms & Bathroom

Plush carpeted stairs take you to the first floor where there are three generous double bedrooms; each with a green and leafy outlook and two with walls of built in wardrobes. Bedroom two also has a chic en suite shower room with a streamlined monochrome scheme, while the other two rooms share use of the family bathroom which has a modern suite with a shower over the bath and plenty of space for bathing little ones before bed.

### Principal Bedroom Suite

A further flight of stairs takes you to the principal suite which is breath-taking in scale, spanning the entire top floor with two full height, vaulted windows opening to the balcony, looking out over the rooftops of the city to the sea as the coast curves round in the west. From here the sunsets are sensational, providing the perfect spot to sit out with a drink in the evening. The sleeping area makes way for the dressing area where a walk-in wardrobe holds a plethora of clothes storage solutions for two. This then opens up to the stunning en suite with a contemporary freestanding bath, so you can while away the hours, tucked away from the hubbub of family life, or there is a separate rainfall shower cubicle for when time is of the essence.









**Vendor's Comments:**

"This has been a joyous house for entertaining and for raising a family. During summer we have held many parties with up to 50 people, and the space flows really well with both sets of doors open to the garden and kids can enjoy their own space in the TV snug. You cannot beat the area for schools, parks and transport links and while you feel close to the countryside, you are incredibly well-connected to the city too. We are downsizing, but we hope to stay local as we would miss the sense of community here."





## LOCATION GUIDE

### Education

Primary: Stanford Infants and Junior School

Secondary: Dorothy Stringer and Varndean, Cardinal Newman RC

Sixth Form College: BHASVIC, Newman College, Varndean College

Private: Brighton College, Lancing Prep., Brighton Girls School

### Location Guide

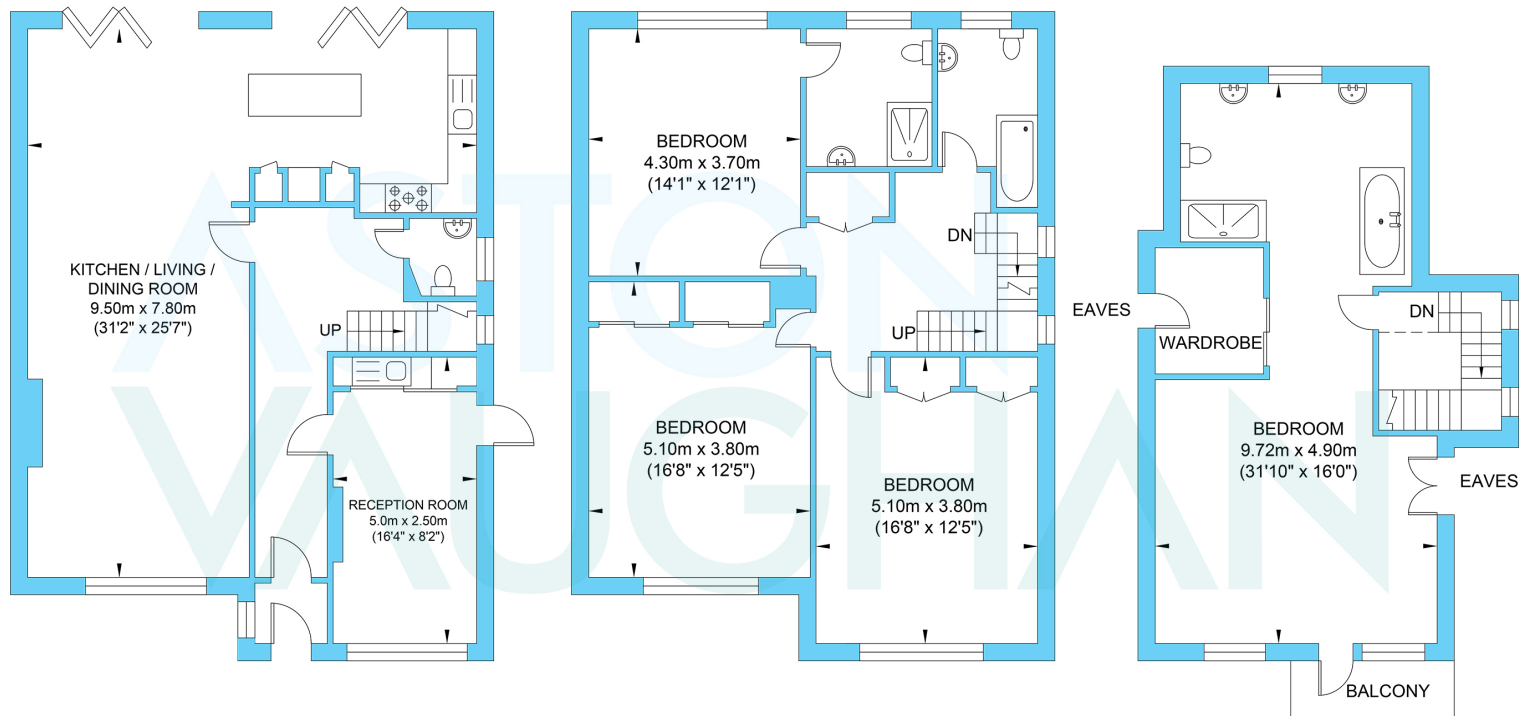
Dyke Road is renowned as the most reputable area to live in within the city; characterised by impressive, substantial and individually designed homes, surrounded by luscious greenery. This house was originally built during the first half of the 20th Century, with generous room proportions and wide picture windows to take full advantage of its southerly orientation, yet just over 10 years ago it was redesigned and with a contemporary exterior and a new top floor principal bedroom suite.

Sitting within minutes of the South Downs National Park, there are many green, open spaces nearby, to include Hove Park and Hove Recreation Ground. Fashionable Seven Dials are within walking distance offering a wealth of amenities, bakeries, coffee shops, restaurants and wine bars, and the city centre shopping districts and beach are also within easy reach. For commuters, this home also offers easy access to Preston Park Station and the A27/A23 which have direct and fast access along the South Coast and to the airports and London for those requiring them on a daily or weekly basis.





# Dyke Road



Ground Floor  
 Approximate Floor Area  
 849.05 sq ft  
 (78.88 sq m)

First Floor  
 Approximate Floor Area  
 849.05 sq ft  
 (78.88 sq m)

Second Floor  
 Approximate Floor Area  
 512.03 sq ft  
 (47.57 sq m)



Approximate Gross Internal Area = 205.33 sq m / 2210.15 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.