



10 Dyke Road Avenue  
Brighton, BN1 5LB





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Offers in Excess of £2,000,000

Set on one of Brighton & Hove’s most exclusive addresses, this contemporary six-bedroom detached residence redefines modern luxury living. Spanning over 4,000 sq ft across three floors, this gated home combines striking architectural design with every convenience the discerning buyer expects.

From the moment you step into the vaulted entrance hall, the home unfolds into a sequence of light-filled, generously proportioned spaces designed for both refined entertaining and relaxed family living. At the heart of the house lies the expansive kitchen and dining space, seamlessly opening via sleek bi-folding doors onto a landscaped private garden—complete with a sauna for the ultimate at-home retreat.

Completing the ground floors accommodation is self-contained studio apartment which could suit an older child, an elderly dependent or could even be utilised for short-term/holiday let purposes, thus providing a further household income.

Moving upstairs to the first floor, five generously proportioned bedrooms can be found with the large principle bedroom enjoying an suite shower room and walk-in wardrobe. Two other bedrooms on this level also benefit from en suite shower rooms and there is also a modern family bathroom.

Lastly, on the lower ground is the cinema room that is so large in size, it doubles up as a secondary office space. There is also a large storage cupboard on this floor, which is very handy for the large modern family.

Stepping outside to the meticulously designed private garden via the contemporary bi-folding doors, the garden offers a wonderful space to entertain family and friends whilst offering low maintenance. Large mature planting offers privacy and an on trend sauna can also be found within the garden space.

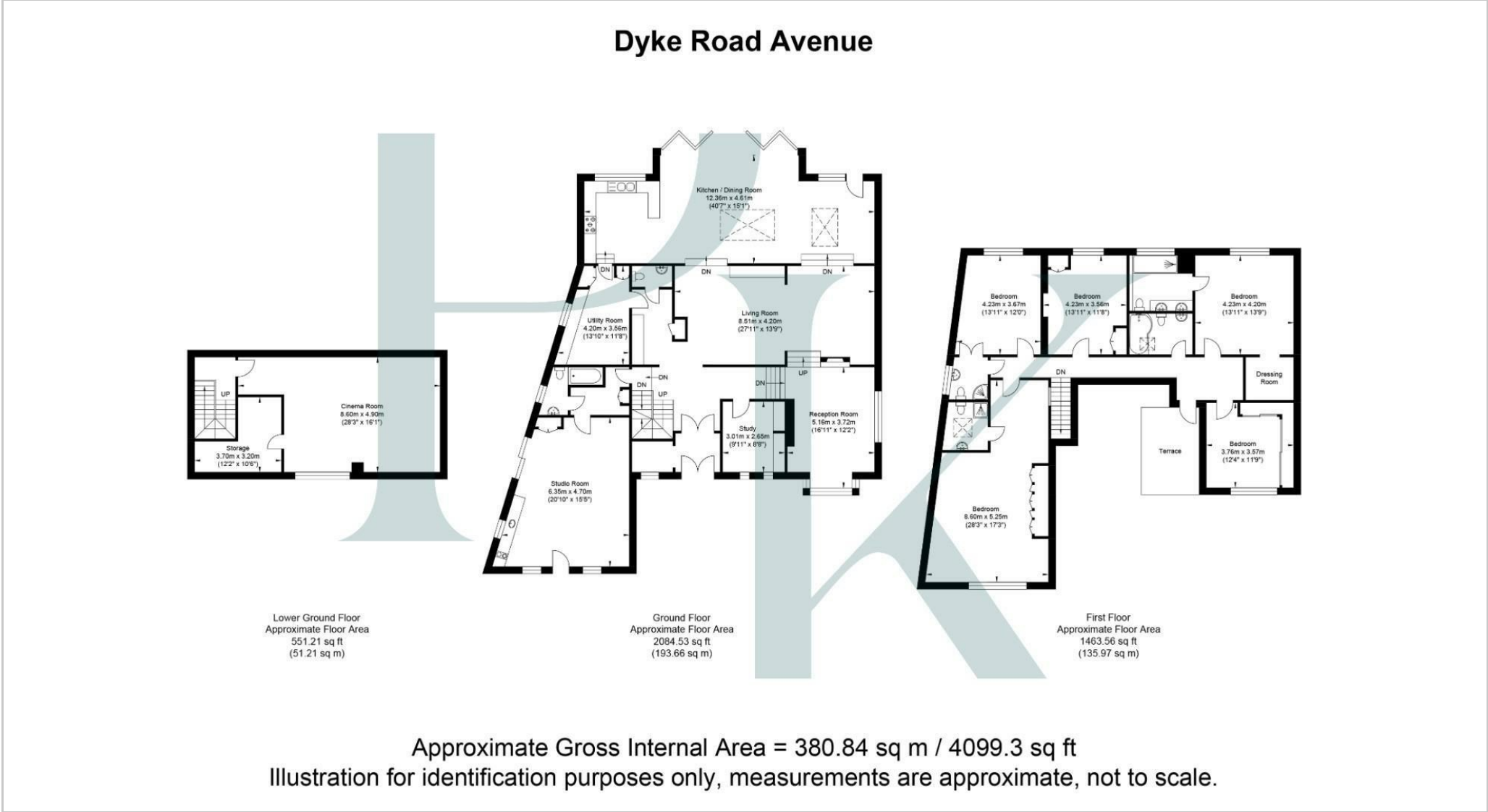
To the front, the house is nicely set back from the road and offers plenty of space for parking numerous cars behind the walled entrance.

There is also scope to introduce a further floor on top of the existing house, which could provide a wonderful and expansive principle suite that would benefit from stunning views across all across the city.

In terms of location, Dyke Road Avenue is arguably one of Brighton & Hove's most illustrious addresses. The amenities of central Hove and Brighton City Centre are just a short journey away and several highly regarded local schools are also within easy reach. Preston Park Station is your nearest train station being a 10 minute walk away and providing direct links to London & Gatwick.

Superb additional features of the property include:

- Alarm all around - ring network
- Solar panel for hot water all through the day
- Electrical Sauna
- Jacuzzi
- Underfloor heating all throughout the kitchen
- Power generator
- New roof ( installed in 2024) guaranteed for 10 years
- New windows - with 10 years insurance - installed in 2023
- Low energy lighting
- Lots storage around the house - basement and attic ( front big room in the cupboard)
- Potential income of £1,20 per calendar month from self-contained studio apartment.



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		
	66	71
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Pearson  
Keehan