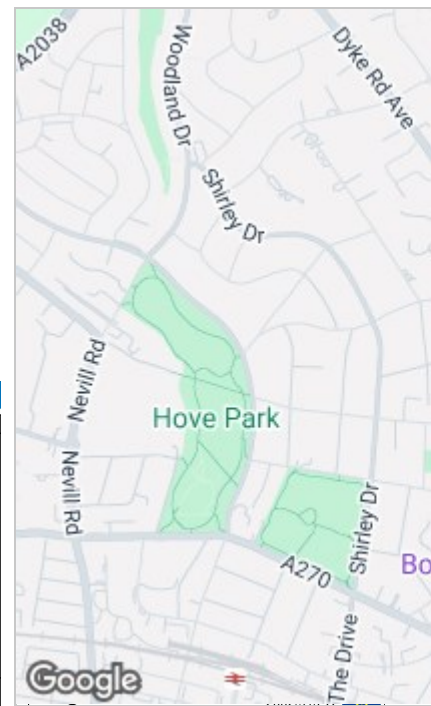




Dyke Road

Brighton, BN1 5BB

Offers in excess of £1,750,000



A stunning, detached, 5 Bedroom Edwardian family home, situated on Dyke Road.

The current owners have lived here for 32 years, and it's been a wonderful home to raise their family.

Just over 2700 sqft every room is bright and spacious. On the ground floor there is a large, separate living room, a music room leading into a lovely sun room which wraps around into the kitchen, dining area. There are bi-fold doors leading out to the patio and beautiful garden. Also on the ground floor is a utility room, downstairs WC and front porch.

On the first floor there are 3 large bedrooms 2 bathrooms 1 being an en-suite to the main bedroom and a separate office.

On the top floor there are 2 bedrooms and a family shower room and storage cupboards into the eaves.

The rear garden is secluded, immaculate and very well established. It's extremely private and has a storage shed in the far corner. To the front of the property is parking for 3 cars and an electric gate.

This home is ideally located close to all amenities, including both Preston Park and Hove mainline stations and the Brighton Bypass, providing fast rail and road access to London, Gatwick and Heathrow airports.

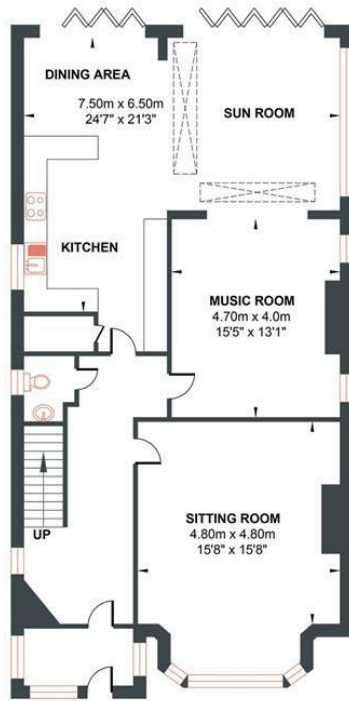
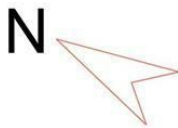
There is no chain involved with the sale and an early viewing is highly recommended by the owners Sole Agents.

- Edwardian Detached Family Home
- 3 Bathrooms
- Gated Off Road Parking
- Large Living Room
- Fantastic Location
- 5 Bedrooms
- Beautiful Garden
- Kitchen
- Utility Room
- No Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

DYKE ROAD

Approximate Gross Internal Area = 254.55 sq m / 2739.95 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale



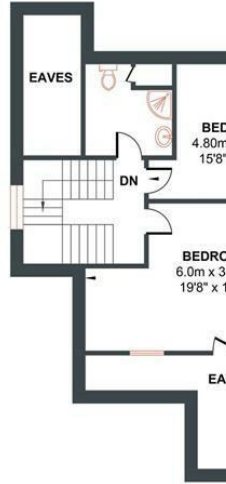
GROUND FLOOR

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)



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