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FOSTER & CO.

Dyke Road Avenue

Brighton, BN1 5LB

Guide price £3,000,000

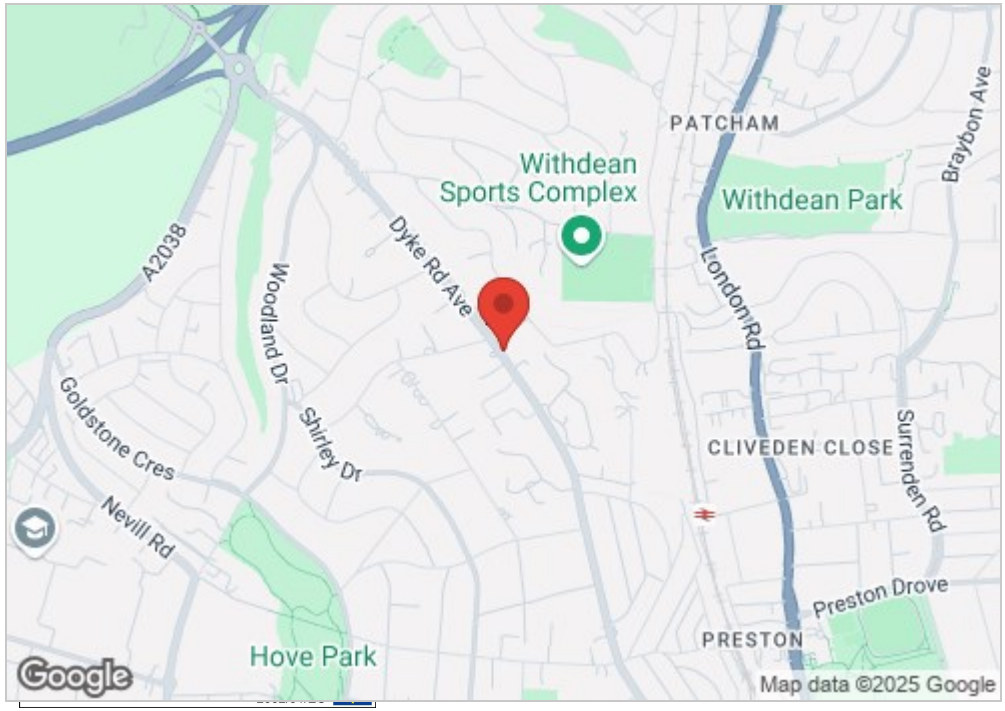
Substantial Detached Period Residence with Commercial Potential

A rare opportunity to acquire a substantial detached period property, approx. 4701sq ft, set in one of the brighton and Hove's most prestigious and sought-after residential locations on Dyke Road Avenue. This impressive home offers a generous frontage with ample private off-street parking and a beautifully maintained lawned rear garden with a raised paved terrace.

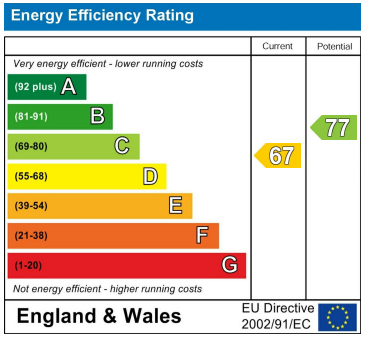
The property has been thoughtfully modernised throughout, while retaining a wealth of original character features including panelled rooms, an impressive solid timber front door, elegant tiled reception hallway, a grand staircase and a galleried landing.

Part of the ground floor is currently in use as a successful chiropractic clinic (D1 commercial use), comprising a spacious wood-panelled reception room, consulting rooms, office, and staff area—originally forming part of the main residential space. These areas have been adapted using stud partition walls and can be easily reinstated for private residential use, subject to any necessary consents.

This is an exceptional home with huge potential, ideal for those seeking a property that offers character, space, and versatility—whether continuing with a home-based business or converting the layout fully back to a private residence.



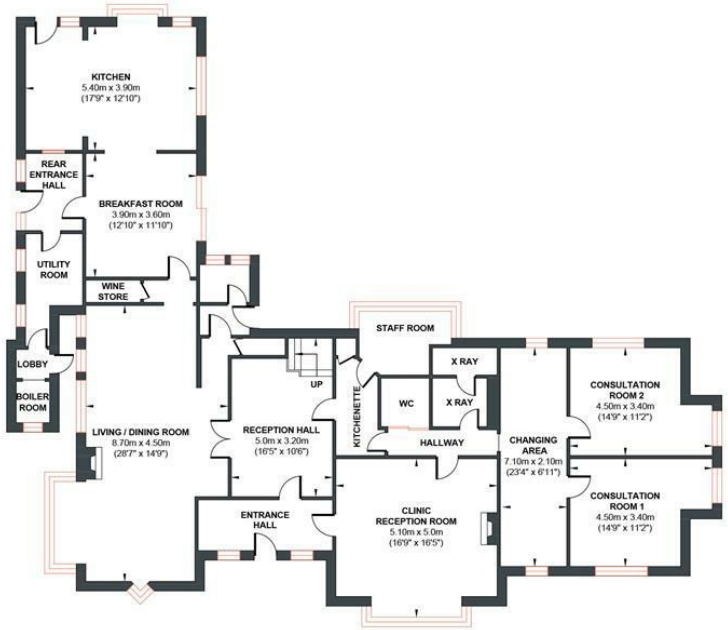
- Substantial Detached Period Property
- 4701 sq ft
- X6 Bedrooms
- Panelled Rooms
- Close to Brighton/Preston Park Train Station
- Large Private Driveway
- Clinic Area (D1)
- x3 Bathrooms
- Lawned Rear Garden with Raised Paved Terrace



DYKE ROAD AVENUE

Approx. Gross Internal Floor Area = 436.7 sq m / 4701.0 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

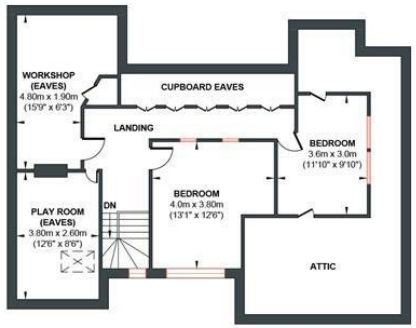


GROUND FLOOR

Approximate Floor Area
2181.0 sq ft
(202.6 sq m)

FIRST FLOOR

Approximate Floor Area
1498.0 sq ft
(139.1 sq m)



SECOND FLOOR

Approximate Floor Area
1022.0 sq ft
(94.9 sq m)

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All measurements are approximate

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