

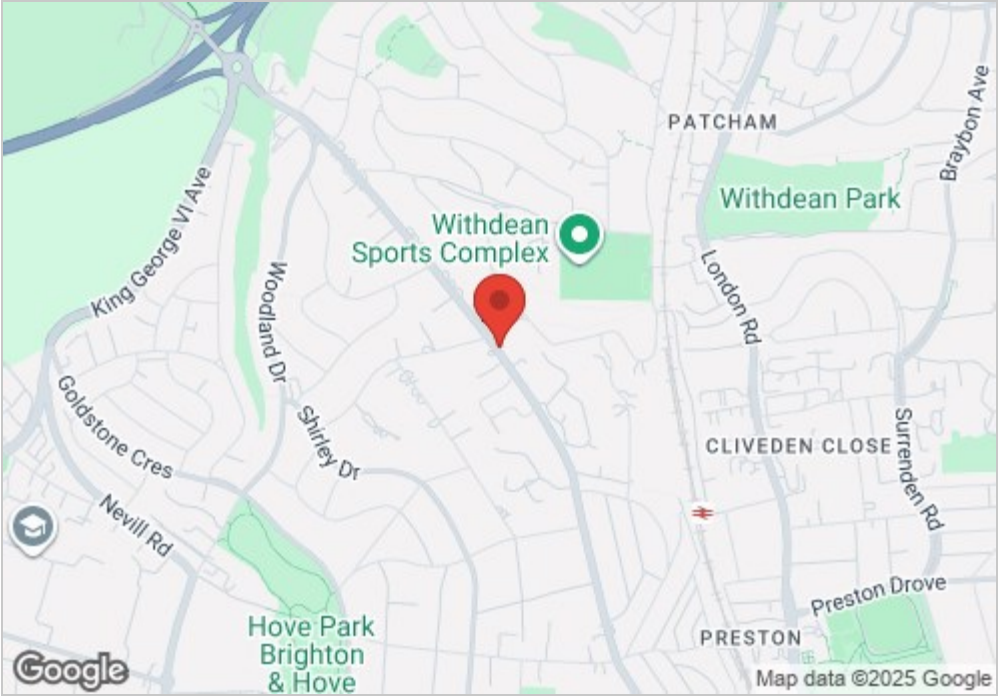
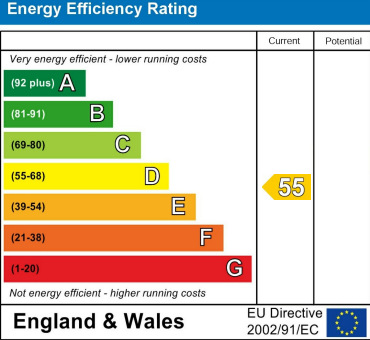
32 Dyke Road Avenue
Brighton, BN1 5LB

Guide price £3,000,000

Guide Price £3,000,000 to £3,150,000.....A truly imposing Edwardian residence of exceptional scale and character, set behind private gates on one of Brighton & Hove’s most prestigious tree-lined avenues. Extending to approximately 7,275 sq ft, this landmark home combines timeless period detailing with versatile modern family living, offering elegant reception rooms, extensive bedroom suites, a detached annex and double garage, and beautifully landscaped gardens.

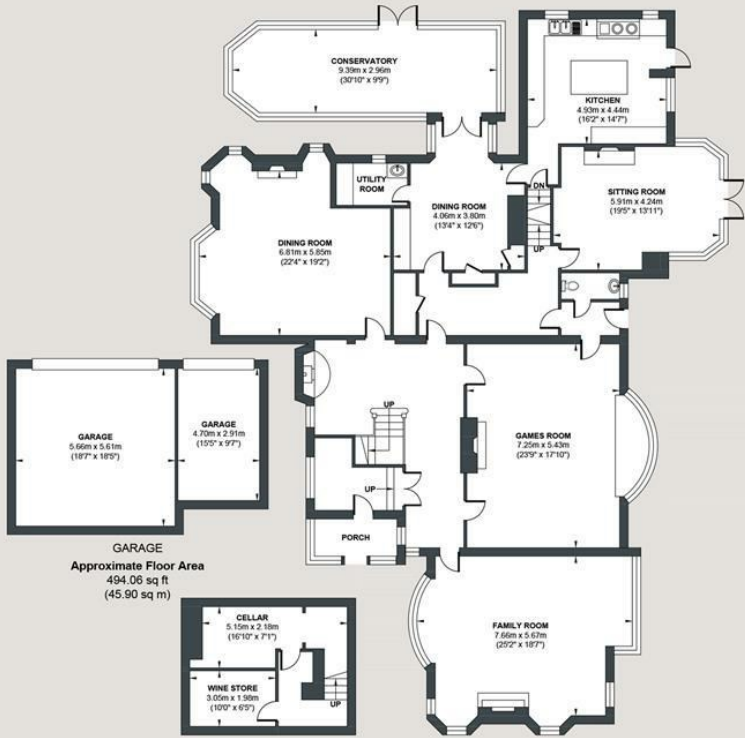


- Landmark Edwardian residence extending to approx. 7,275 sq ft
- Elegant galleried entrance hall with wood panelling and stained glass
- Games room with full-size snooker table
- Principal suite with dressing area and luxurious bathroom
- Expansive, secluded lawned rear garden with terraces
- Prestigious gated position on Dyke Road Avenue
- Multiple reception rooms including drawing room, dining room, family sitting room and conservatory
- Large contemporary kitchen/breakfast room with Aga and central island
- Detached double garage with annex above – ideal guest suite or office
- Excellent location for top schools, South Downs, Preston Park Station and A23/A27 links



DYKE ROAD AVENUE

Approx. Gross Internal Floor (Excluding Garage / Outbuilding) Area = 675.92 sq m / 7275.52 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



LOWER GROUND FLOOR

Approximate Floor Area
256.82 sq ft
(23.86 sq m)

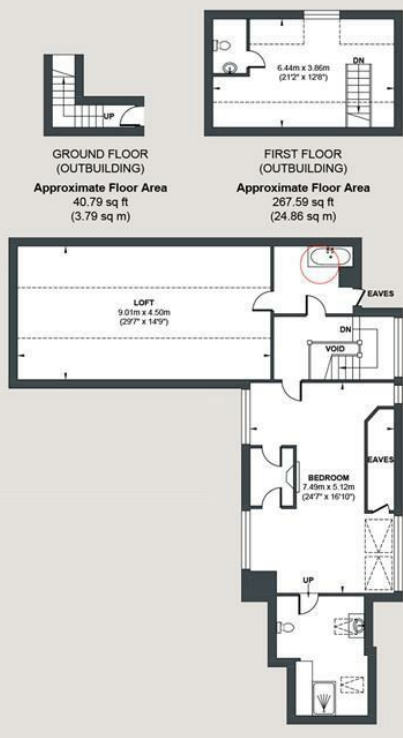
GROUND FLOOR

Approximate Floor Area
3084.39 sq ft
(286.55 sq m)



FIRST FLOOR

Approximate Floor Area
2736.29 sq ft
(254.21 sq m)



SECOND FLOOR

Approximate Floor Area
1198.02 sq ft
(111.30 sq m)



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All measurements are approximate

