



32 Dyke Road Avenue

Brighton, BN1 5LB

Asking price £2,895,000

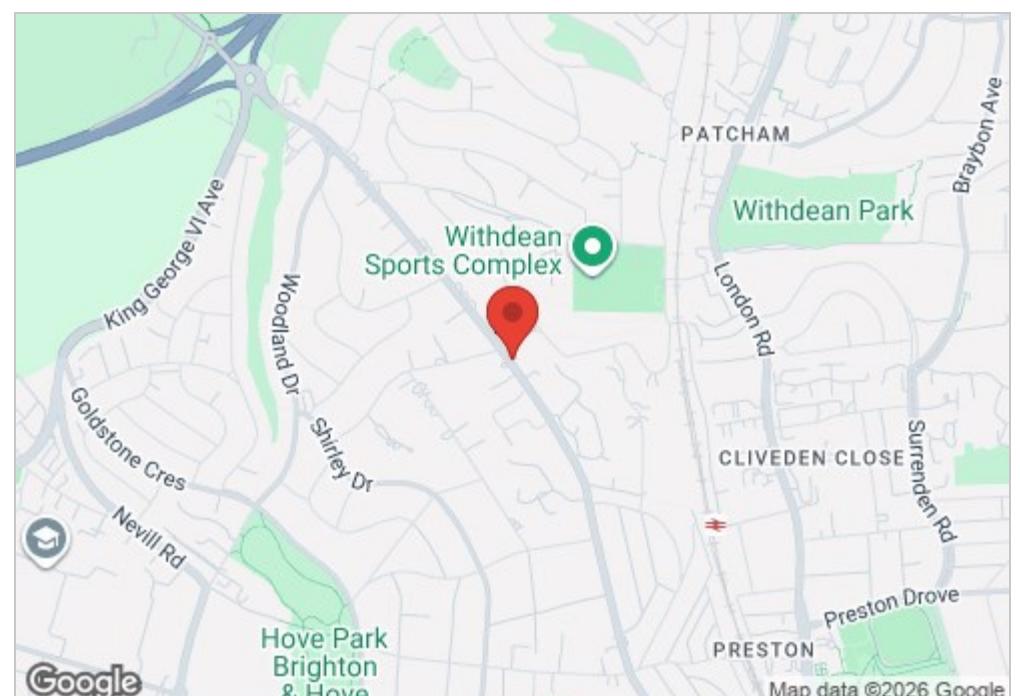
A truly imposing Edwardian residence of exceptional scale and character, set behind private gates on one of Brighton & Hove's most prestigious tree-lined avenues. Extending to approximately 7,275 sq ft, this landmark home combines timeless period detailing with versatile modern family living, offering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



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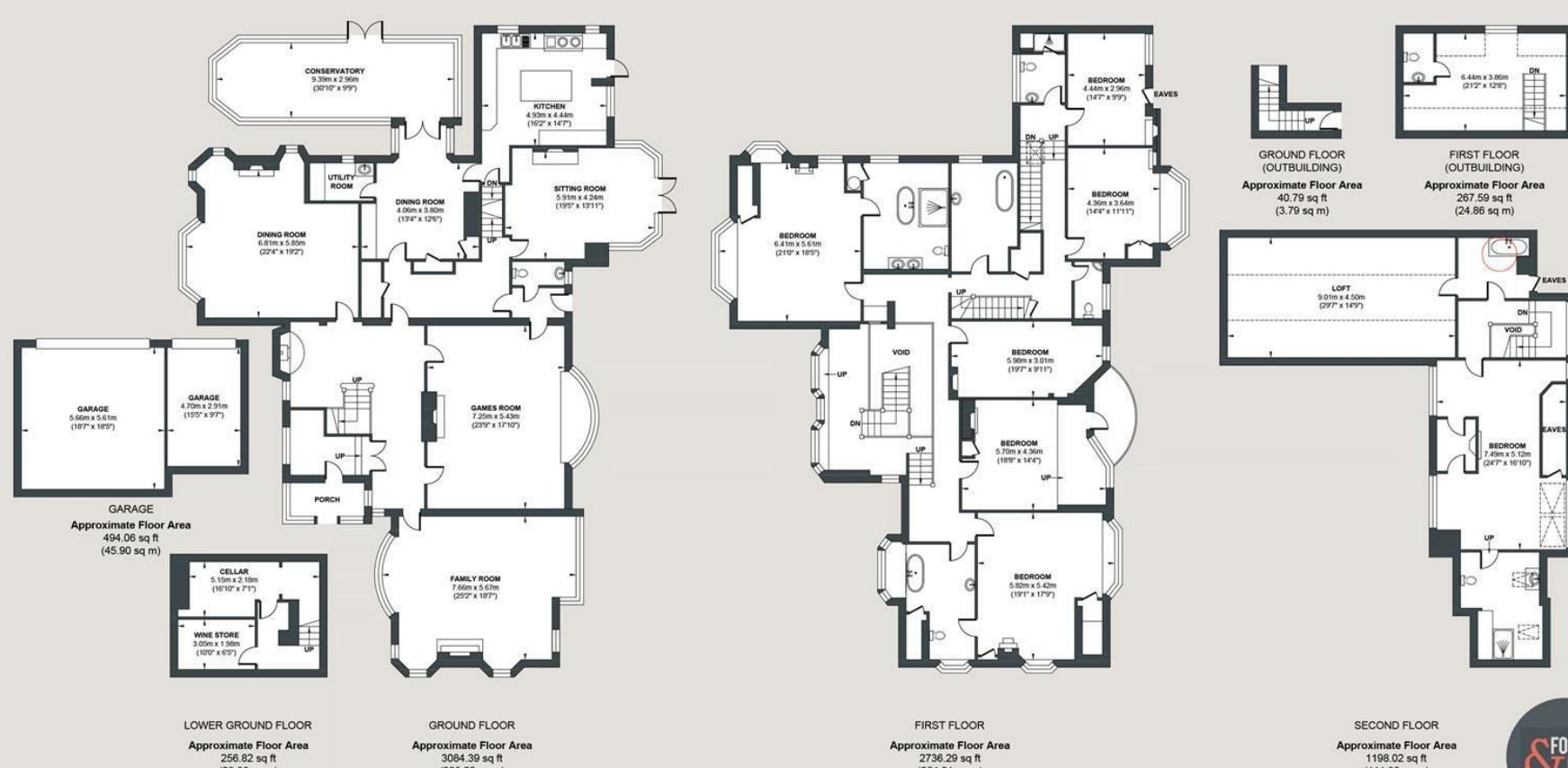
- Landmark Edwardian residence extending to approx. 7,275 sq ft
- Elegant galleried entrance hall with wood paneling and stained glass
- Games room with full-size snooker table
- Principal suite with dressing area and luxurious bathroom
- Expansive, secluded lawned rear garden with terraces
- Prestigious 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	55
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.



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All measurements are approximate

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