



# 32 Dyke Road Avenue

Brighton, BN1 5LB

**Asking price £2,895,000**

From the moment you approach the sweeping driveway, framed by a private frontage and mature planting, the house commands presence. The handsome façade, with its gables, tall chimneys and classic Edwardian lines, sets the tone for what lies within.

## Accommodation

The accommodation unfolds with an effortless sense of grandeur and balance. A wide entrance porch leads into a dramatic reception hall, complete with wood panelling, stained glass and a sweeping galleried staircase that sets the tone for the rest of the house. From here, the ground floor flows through a series of impressive reception rooms, each designed with both family living and entertaining in mind. The drawing room and family sitting room are flooded with natural light, both enjoying feature fireplaces and fine garden outlooks, while the formal dining room offers a superb setting for large gatherings. Beyond, a magnificent games room with full-size snooker table and period detailing recalls the ambience of a country house, while a more relaxed conservatory provides a peaceful retreat overlooking the gardens. The kitchen is a striking blend of modern style and tradition, with a central island, Aga, and breakfast space opening directly onto the rear terrace. A utility, cloakroom and cellar provide the practical elements expected of a house of this stature.

Upstairs, the first floor offers a wonderful sense of scale, with a broad galleried landing leading to a collection of beautifully proportioned bedrooms. The principal suite combines generous dimensions with a dressing area and an elegant bathroom, while further bedrooms enjoy charming garden outlooks and access to a series of individually designed bathrooms, some with roll-top baths and striking period styling. The second floor provides yet more versatile accommodation, including additional bedrooms and bathrooms, perfect for children, guests or staff. A separate loft area adds excellent storage or potential for further development.

Completing the accommodation is the detached double garage with a self-contained annex above, ideal as guest quarters, an au pair suite, or home office.

## Gardens & Grounds

The rear garden is a true sanctuary — a large, secluded expanse of lawn bordered by mature trees and established hedging, offering complete privacy and a wonderful sense of space. Designed for both family life and entertaining, the garden features broad paved terraces that step directly out from the reception rooms, creating the perfect setting for summer dining and gatherings.

The wide lawn stretches out behind the house, ideal for children to play, garden parties, or even potential for a pool or landscaped additions. Carefully positioned seating areas provide tranquil spots to enjoy the peaceful surroundings, while the mature planting ensures the garden feels beautifully green and sheltered throughout the seasons.

With its scale, orientation, and privacy, this is a garden that truly complements the grandeur of the house, delivering the rare combination of expansive outdoor living within moments of Brighton & Hove city life.

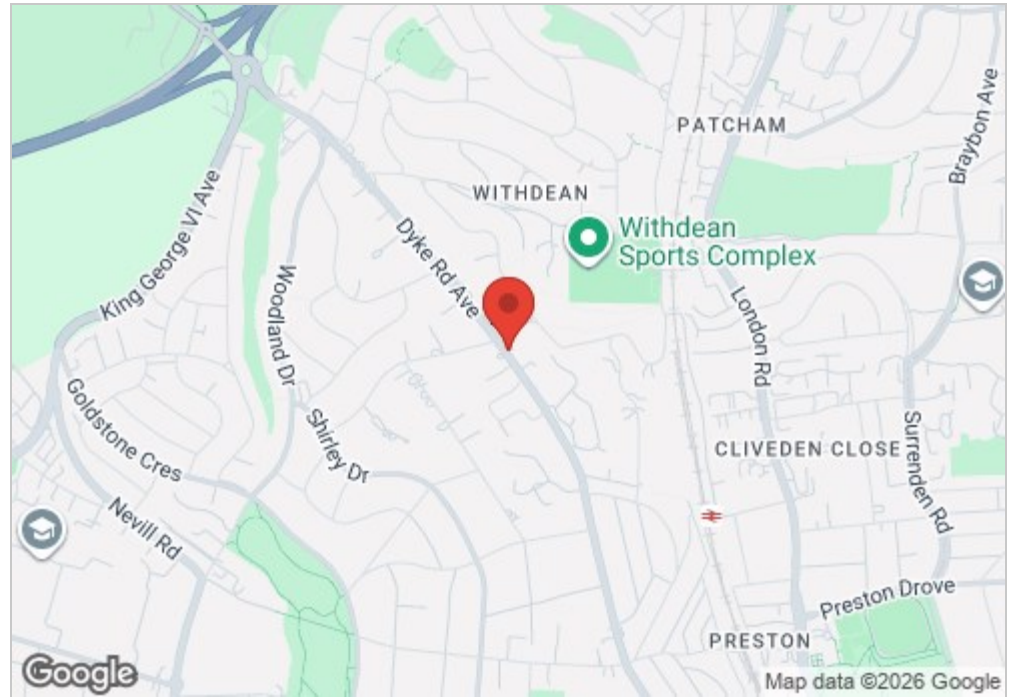
## Location

Dyke Road Avenue is regarded as one of Brighton & Hove's most desirable residential addresses. The location balances privacy with convenience: Hove Park and Dyke Road Park are nearby for recreation, while the South Downs National Park is within minutes for walking and cycling. Renowned schools including Brighton College, Lancing Prep, Windlesham, and Cardinal Newman are within easy reach. Commuters benefit from Preston Park Station (with fast London services), as well as access to the A23/A27 for Gatwick Airport and beyond.

This is a rare opportunity to acquire one of Dyke Road Avenue's landmark homes, combining period character, sheer scale, and a prestigious setting, all within easy reach of the city and the countryside.

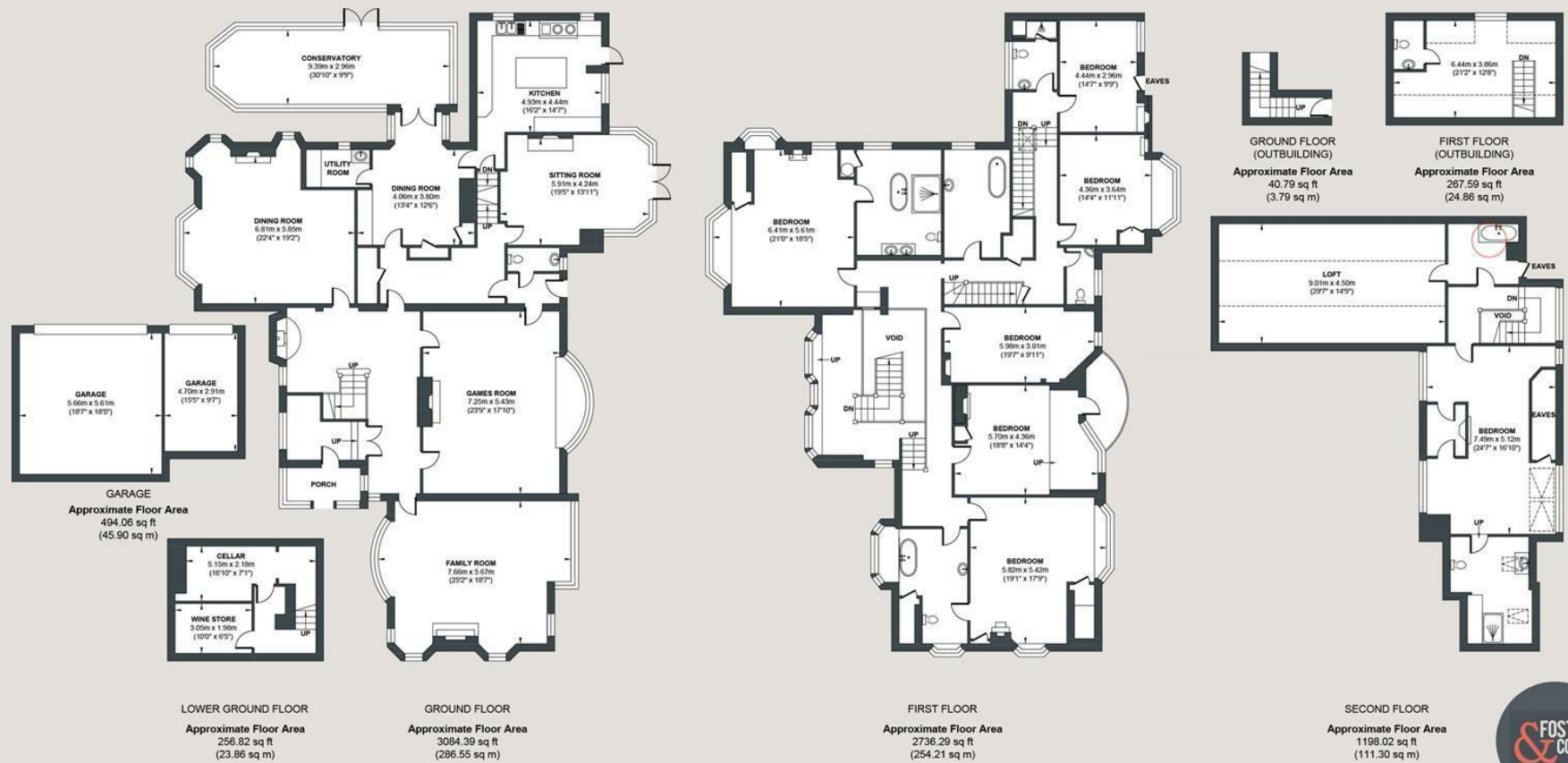
- Landmark Edwardian residence extending to approx. 7,275 sq ft
- Elegant galleried entrance hall with wood panelling and stained glass
- Games room with full-size snooker table
- Principal suite with dressing area and luxurious bathroom
- Expansive, secluded lawned rear garden with terraces
- Prestigious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

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 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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