

Dyke Road Avenue

Hove

LEXTONS /
SALES
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AUCTIONS
COMMERCIAL



Dyke Road Avenue Hove



5

BEDROOM

2

RECEPTION

5

BATHROOM

About the property

GUIDE PRICE £1,500,000 - £1,600,000

Positioned on the highly sought-after Dyke Road Avenue—one of Brighton & Hove's most desirable addresses this outstanding detached residence offers an impressive blend of modern luxury and family-friendly living, with convenient access both into and out of the city. Set well back from the road, the property is accessed via secure electric cast iron gates, leading to ample off-street parking and an integral garage.

Entering into an impressively grand and welcoming entrance hall, the spacious ground floor has been thoughtfully designed for contemporary living and entertaining. At its heart is a stunning and expansive open-plan kitchen, living/dining room, complete with bi-folding doors that seamlessly connect the indoors to the south-facing terrace and rear garden. A further reception room also features bi-folding doors opening onto the rear with an additional, separate decked garden terrace. A bright conservatory with dual access to the garden offers a peaceful suntrap. Additional amenities include a separate utility room, cloakroom, and underfloor heating throughout.

Upstairs finds three generously sized double bedrooms. Two of the bedrooms benefit from stylish en-suite shower rooms, while a luxury family bathroom serves the rest of the floor.

Occupying the entire top floor, the magnificent principal suite offers a large, tranquil space, boasting a walk-in dressing room and a sumptuous en-suite bathroom featuring a freestanding bath.

Outdoors, the south-facing rear garden is thoughtfully landscaped to provide a peaceful and versatile outdoor haven. A spacious paved terrace, elevated deck and lawned area all offer ideal spots for al fresco dining and entertaining.

Ideally positioned, it provides easy access to all the amenities of the city centre, while being exceptionally well connected via the A23/M23 for swift travel to London and Gatwick Airport. The stunning South Downs National Park is also just moments away.







What the owner says

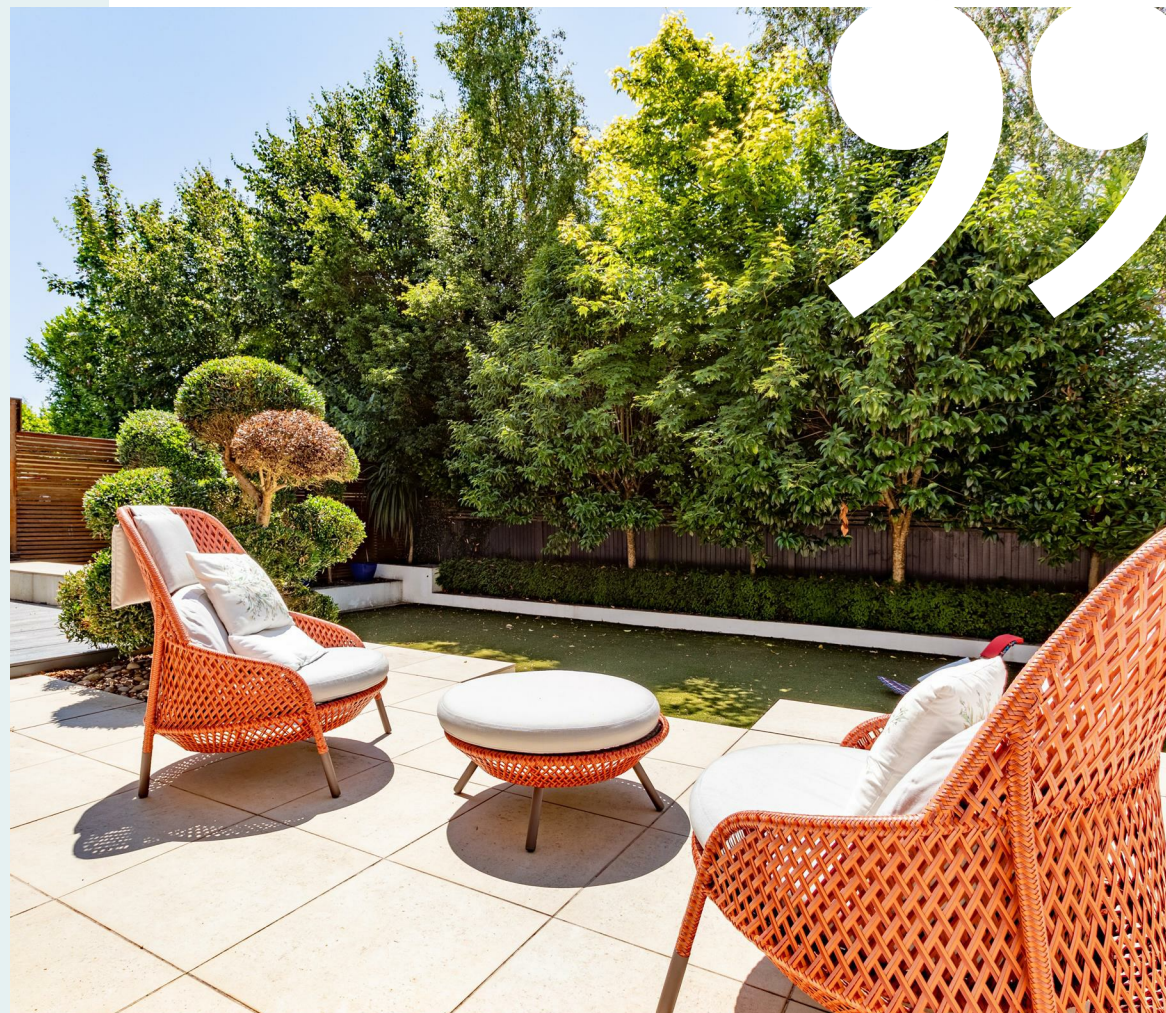
Having relocated to Brighton from overseas in 2018, we initially rented as we knew only certain properties and locations would fit our requirements.

Dyke Road Avenue has proved to be perfect for our family in terms of commuting and access to Brighton College as well as comfort and space the home provides.

Vehicular and Bus routes are ideal for easy transport into Brighton as well as having quick access to the highways heading to other parts of the UK.

The property offers ideal space for large gatherings or quiet family get togethers and the open plan design is ideal in all respects.

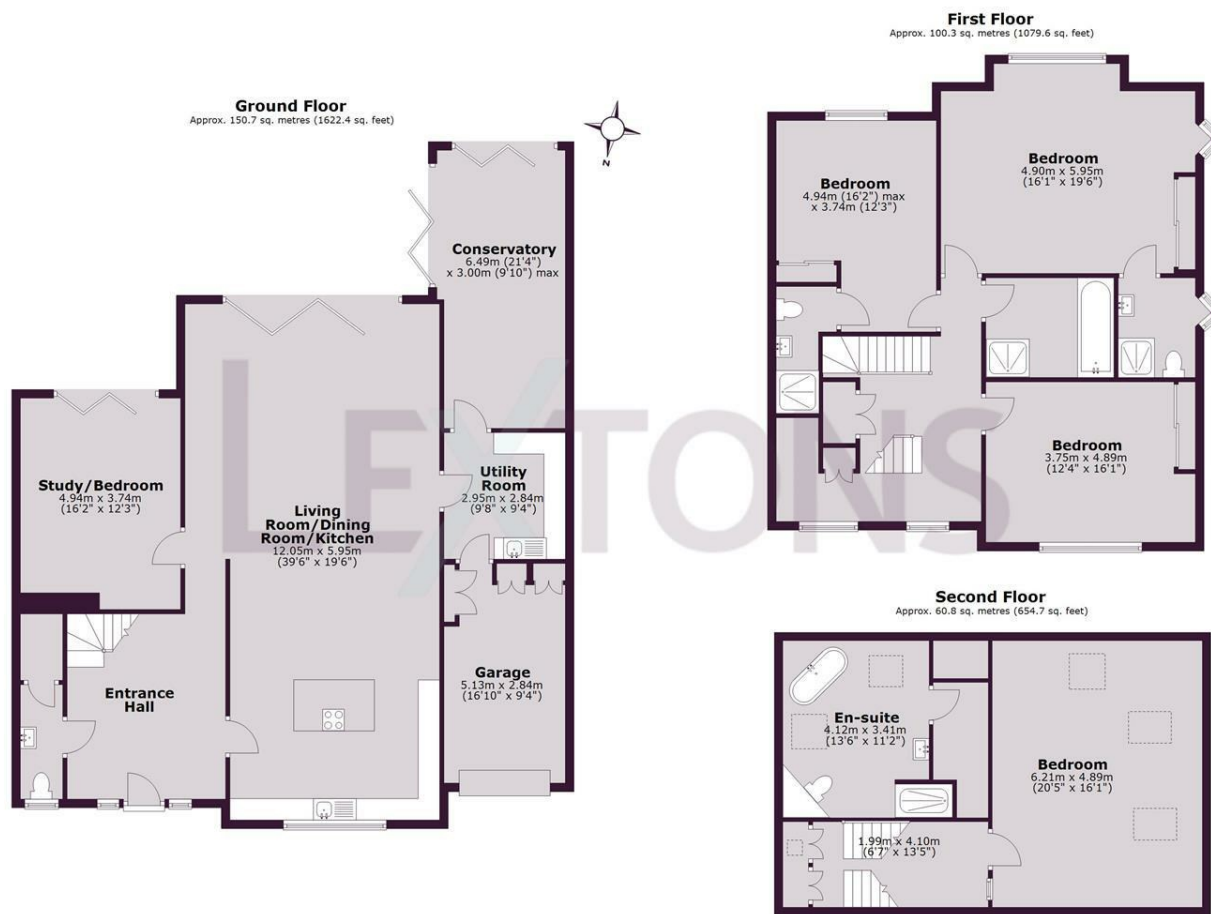
We will be sad to leave 75B but know that it will provide security and pride to any new owner.



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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		
EU Directive 2002/91/EC		
England & Wales		