



Dyke Road Avenue, Brighton, BN1

£1,650,000 - £1,700,000

**ASTON**  
**VAUGHAN**  
EXQUISITE



## INTRODUCING

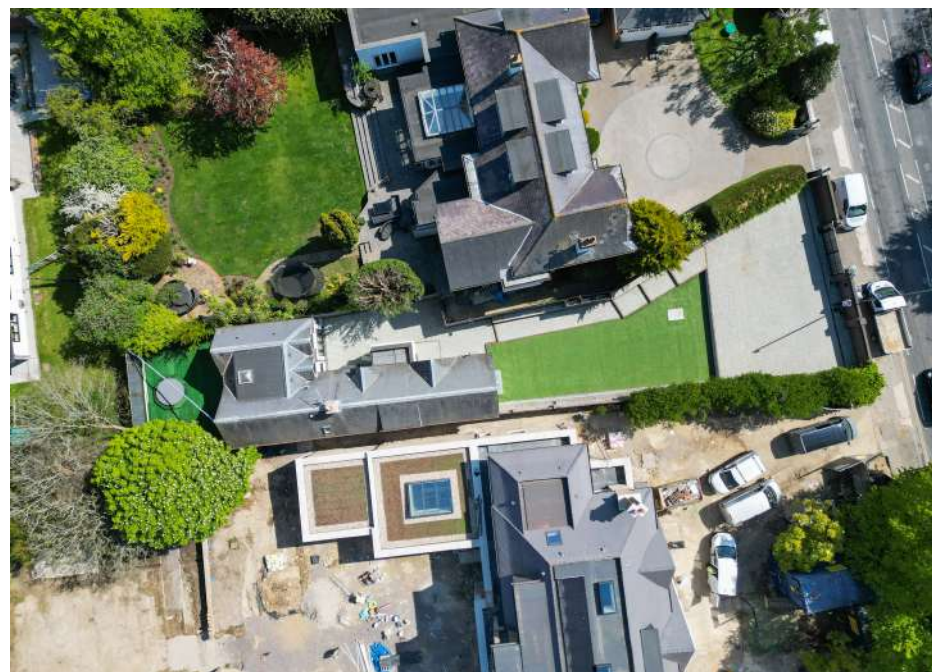
# Dyke Road Avenue, Brighton, BN1

5 Bedrooms | 4 Bathrooms | Prestigious Dyke Road Avenue Location  
3077 Sq Ft | Parking For 4 Cars on Gated Forecourt  
2 Large Private Gardens

Exceptionally beautiful and uniquely spacious, this substantial family home has an air of grandeur. Having undergone complete renovation, extension and garden landscaping, it offers new owners the chance to live a luxurious lifestyle in complete comfort. Its southerly aspect and ample glazing on all sides ensures its generous rooms are bathed in natural light, yet being surrounded by greenery and set well back from the road behind secure gates gives the home complete privacy.

Inside, the house has been designed with both form and function in mind, creating versatile spaces for families of all sizes and generational combinations. The layout creates options for a separate two storey annex for au pairs or long-term staying family members looking to live independently but with the reassurance of family close by. Throughout every room, only the finest fittings, materials and craftsmanship have been used to create a stylish and contemporary aesthetic in neutral tones to suite a range of interior styles.

Converted from an old coach house, this property sits on a large plot in one of the city's most prestigious locations; within minutes of Preston Park Station and within catchment for some of the city's best schools. The scale of the property makes it ideal for both sophisticated entertaining and family time which can spill out to one of two gardens. To the south, the larger of the two remains private behind secure gates, border walls and a large hardstanding, while to the rear, a sunken hot tub invites full relaxation whatever the weather. Both gardens are laid with faux grass – ideal for ball games and ready for the busy modern lifestyle.





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### Exterior & Entrance:

Bearing all the architectural features of the Edwardian era, the façade of the house is brimming with character and charm, blended with contemporary colouring in white render with its windows and doors contrasting in charcoal grey. Electric gates slide open to reveal a neat brick forecourt with parking for several cars alongside an immaculate faux grass front garden which sits bathed in natural light from the south. It is safe and secure from the road allowing children and pets to play under the watchful eye of those inside the house.

Stepping inside through the front door, you are welcomed into a porch with space to hang coats, with a useful WC cloakroom ahead – ideal in any family home.

### Ground Floor Reception Rooms:

Either side of the first staircase to the first floor sit two light and airy reception rooms with ash oak flooring and white walls. To the front, the sitting room is ideal for large, comfortable furnishings so the family can be together in the evening, then in summer, they can spill outside to the front garden which becomes an ideal extension of the space. To the rear, the room is versatile to become a formal dining space, playroom or workspace depending on the needs of the family, as it links through to the glamorous fitted kitchen. A second staircase also rises to the first floor here creating two linked wings of the house.

### Kitchen Dining Room & Office:

Sun filled with a wall of bi-folding doors to the second garden; the kitchen and dining room invites entertaining in style. It has been designed with the keen cook in mind, providing plenty of mint green cabinetry for storage alongside a classic Aga oven, complete with gas hob and a professional style American fridge freezer which has been seamlessly fitted so will stay. The utility room is nicely separate to keep noise to a minimum, housing two Miele dishwashers and an integrated washing machine and a tumble dryer below quartz worktops which feature throughout the kitchen.

Spanning the rear of the house, the dining area has space for a large table to really impress guests with a delicious spread, or for larger family gatherings and festivities. These can spill outside, or you can simply sit in the shade with cool country breeze flowing through.

Next door, the homely office is dual aspect with doors to both gardens, making it ideal as a summer bedroom or dining room too. The entire house can have a lovely sense of flow with the front and rear doors open when entertaining in high numbers.





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### **Gardens:**

Perfectly private and an incredible size for families with children of all ages, the gardens are set to lawn (artificial but of the finest quality) and have ample space for ball games and children's play equipment. It is not overlooked out here due to the aspect set back from the road so the sunken hot tub can be enjoyed by all.

### **Lower Ground Floor Gym, Cinema Room & Shower Room:**

Stepping down via a well-lit stairwell accessed from the first reception room, the lower ground floor runs below the front garden, offering two generous rooms sitting either side of a shower room and dressing room. Without natural light, these spaces are ideally used as a cinema room and a gym with easy access to a chic, slate tiled shower room with space to get ready and dress for work after a morning workout. Alternatively, the marble tiled gym would work as a generous bedroom with built in wardrobes and a truly peaceful location in the building, allowing for long weekend lie-ins away from the hubbub of family life.

### **South Wing First Floor Bedrooms & Bathrooms:**

From the southerly wing of the house, between the ground floor reception rooms, stairs rise to a butterfly landing with two bedrooms either side. Two bedrooms echo the shape of the rooms below with the first room boasting a southerly aspect and access to a private en suite shower room lined in Travertine tiles around the bath with shower over it. A stone carved basin completes the stylish scheme. The second bedroom has access to a large Jack & Jill bathroom with twinned chrome hand basins set into marble vanity units. A generous rainfall wet room shower refreshes in the morning and a contemporary towel rail heats the space in winter.









### North Wing First Floor Bedrooms & Bathrooms:

A second staircase rises from the kitchen hallway to the first floor to greet the larger principal bedroom which also enjoys access to the Jack & Jill bathroom. Bedroom four on this floor is another en suite room with garden views and soft carpet underfoot. All bedrooms are double and there remains further scope to continue extending into the loft space, if need be, subject to planning consents.

### Vendors' Comments:

*"This was a huge project for us to undertake, but we could not be happier with the end results. The heart of the home is the kitchen and family room which has been lovely for dinner parties or spending time together as a family, and when the doors are open fully, there is a lovely sense of flow. The location is ideal for families as the local schools are excellent, and they have two parks within walking distance. As commuters you can be at Preston Park Station in a few minutes or be out on the A23 in the same time by car, and with the South Downs and the city centre equidistant from the house, you really do get the best of both worlds."*













## LOCATION GUIDE

### Education:

Primary: Stanford Infants and Junior School

Secondary: Dorothy Stringer and Varndean,  
Cardinal Newman RC

Sixth Form College: BHASVIC, Newman College,  
Varndean College

Private: Brighton College, Lancing Prep., Brighton  
Girls School

### Good to Know:

Dyke Road Avenue is widely regarded as the most reputable area to live in within the city; characterised by impressive, substantial and individually designed homes, surrounded by mature trees and greenery. This house was originally a coach house built during the first half of the 20th Century, yet it was redesigned and with a contemporary exterior and a new lower ground floor creating a three storey, exceptionally spacious home.

Sitting within minutes of the South Downs National Park, there are many green, open spaces nearby, to include Hove Park and Hove Recreation Ground. Fashionable Seven Dials are within walking distance offering a wealth of amenities, bakeries, artisan coffee shops, restaurants and wine bars, and the city centre shopping districts and beach are also within easy reach. For commuters, this home also offers easy access to Preston Park Station and the A27/A23 which have direct and fast access along the South Coast and to the airports and London for those requiring them on a daily or weekly basis.







Total Area: 285.9 m<sup>2</sup> ... 3077 ft<sup>2</sup>

All measurements are approximate and for display purposes only.