



Dyke Road Avenue, Brighton
In Excess of £1,500,000

FINE & COUNTRY

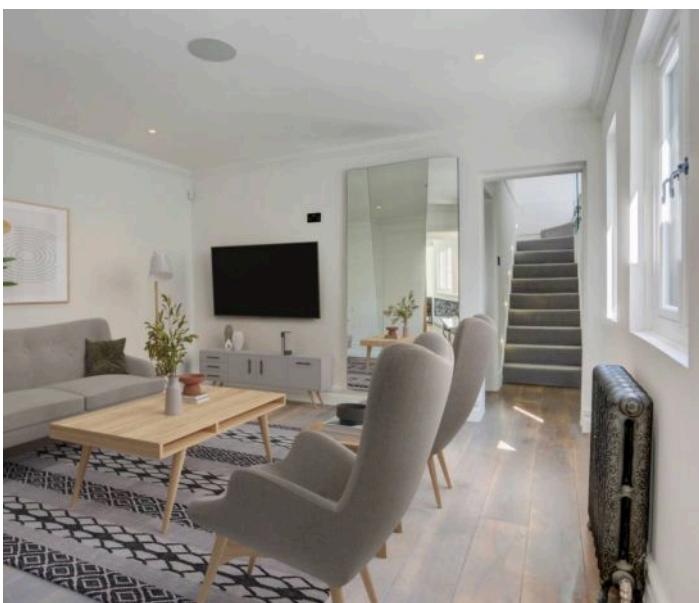


Tucked away behind a smart front garden and generous forecourt, the extensive (3,077 sq. ft) coach house has been impeccably modernised throughout. Arranged over three floors, with three reception rooms a gym, office, utility room, open plan kitchen diner and four ensuite bedrooms this home marries luxury finishes with everyday family living.

From the entrance a cloak room and welcoming hallway leads you to two large reception rooms offer tranquil space away from family hubbub from the secondary reception, the open plan kitchen diner opens on to the rear garden. Befitting of its luxury appeal the kitchen is fitted with top of the range appliances such as an Aga range oven and professional American style fridge. Fresh mint green shaker style cabinetry is fitted though out the kitchen and utility, with a smart and durable quartz worktops in a complimentary grey. In the utility to the side, Miele appliances seamlessly fitted behind the mint doors and an additional sink made this the perfect spot to complete household chores in no time. Entered separately from the front or via the utility, an office provides a short commute to run a home business, or work from home space with views to the garden from sliding doors.

On the lower ground floor, a fabulous gym is intuitively designed with a separate shower room and large dressing area. For evening down time, a third reception that would be perfect as a cinema room is located.

Two staircases take you to different sections of the top floor with four sizable double bedrooms and three ensuites the largest of which acts as a Jack and Jill to service the two central bedrooms.



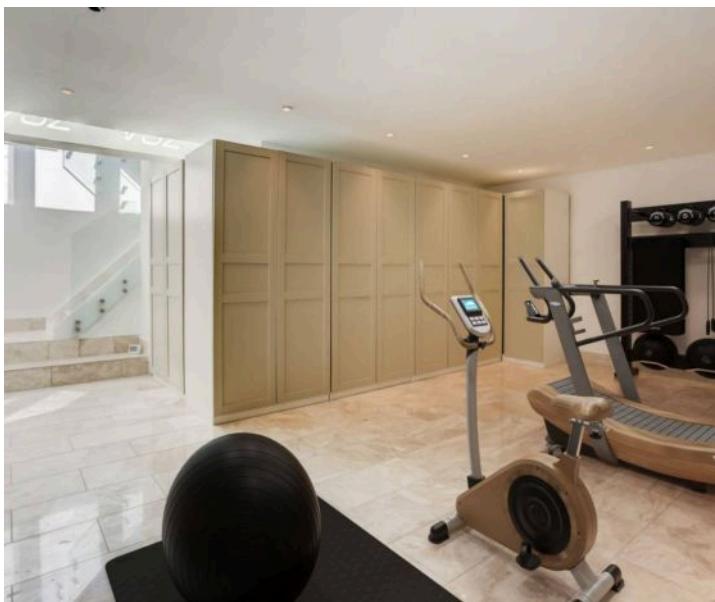


Outside

Outside in the south facing rear garden, a sunken hot tub centres surrounded by easy to maintain astroturf with a large awning to ensure comfort in all weathers. Mirroring the back garden the front provides an additional area for relaxation and play. Stepping down from a paved and wall surround forecourt offers space for multiple car parking.

In the Local Area

This fantastic home lies in one of the most highly sought after areas of Brighton and Hove and offers easy access to the bustling city centre and seafront. A short drive takes you up to Devils Dyke with its long walks and panoramic views, while Wickwoods Country Hotel and Spa sits at the foot of the South Downs. Together with Hove Park and the Three-Cornered Copse, the South Downs offers plenty of green open space. A Waitrose supermarket is within easy reach, while nearby Woodland Parade and Matlock Road offer additional local shops and amenities. The A27/M23 along with Brighton, Hove and Preston Park mainline train stations all provide convenient commuter links to both London and Gatwick airport.



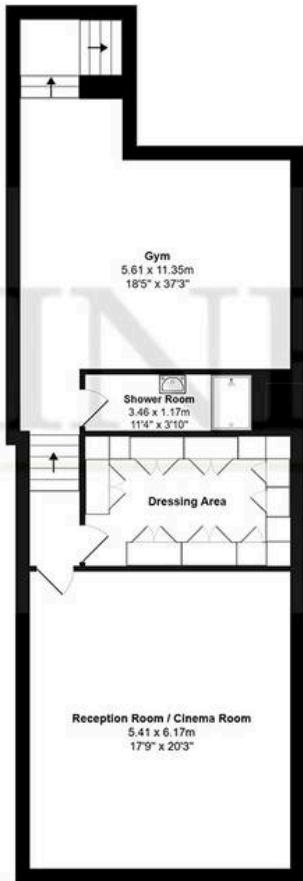
Further Information

Local schools include Lancing College Preparatory and Windlesham Independent Day School, along with the Bilingual School, Aldrington C of E Primary, Westdene Primary School, BHASVIC and Blatchington Mill School and Sixth Form College. EPC Rating: D
Council Tax: G Broadband & Mobile Phone Coverage – Prospective buyers should check the Ofcom Checker website Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by.





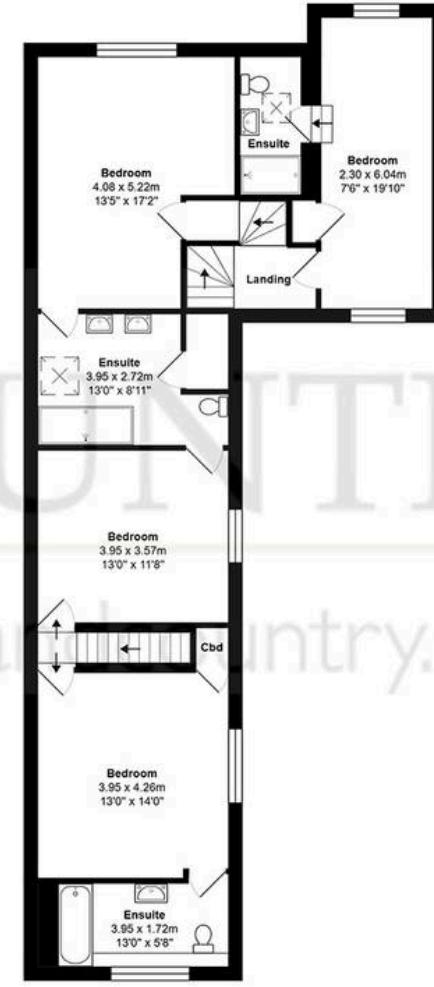




Lower Ground Floor



Ground Floor



First Floor

Total Area: 285.9 m² ... 3077 ft²

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.