



Price  
£1,200,000  
Freehold

## Dyke Road, Brighton

- AN EXCEPTIONAL SIX BEDROOM HOUSE
- CONVENIENT LOCATION
- IDEAL FAMILY HOME
- EDWARDIAN FEATURES THROUGHOUT
- GOOD DECORATIVE ORDER THROUGHOUT
- LANDSCAPED REAR GARDEN

Robert Luff & Co are delighted to offer to market this outstanding, rarely available six bedroom semi-detached Edwardian residence, spanning over 2666 sqft, situated in the ever popular Dyke Road. This stunning, well looked after family home benefits from period features throughout, six double bedrooms, two bathrooms, three receptions rooms, open plan kitchen/dining opening to landscaped rear garden and private roof terrace.

The property has a convenient location near Preston Park mainline station on this sought-after residential road of similar period properties. Dyke Road allows an easy route in and out of the city with fast access to the A27 and A23 which are just minutes away, as is the South Downs National Park. Good local state and independent schools can be found in this district including Cardinal Newman & Dorothy Stringer, along with other amenities such as Pavilion and Avenue Tennis Club, Dyke Road Park, Preston Park and Hove Park. Locally there is a Tesco Express with several pubs and cafes in close proximity and leisure facilities including Hove Recreation Ground and Preston Park Velodrome. Brighton city centre provides excellent shopping facilities with the seafront and Hove Lido also easily accessible. Preston Park Station offers direct commuter links to London and Gatwick.

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## Accommodation

### Porch

Stained glass front door and internal door.

### Entrance Hall

Original floorboards. Radiator. Period, feature fireplace. Period stair case and decorative stained glass window.

### Study 13'8 x 10'9 (4.17m x 3.28m)

Bay window to front. Original period fireplace. Radiator. Picture rail.

### Living Room 18'8 x 13'4 (5.69m x 4.06m)

Bay window to front. Two radiators. Original period fireplace. Picture rail.

### Dining Room 18'3 x 13'5 (5.56m x 4.09m)

Original period fireplace. Original floorboards. Picture rail. Two radiators. Doors to rear garden.

### Kitchen/Breakfast Room 18'4 x 12'7 (5.59m x 3.84m)

A fitted kitchen with matching wall and base units. Granite worktop incorporating stainless steel sink/drainer. Integrated fridge/freezer, double oven, induction hob, extractor fan and dishwasher. Two radiators. Bay window to side. Tiled flooring. Double doors to rear garden. Door to side access. Under stair storage.

### Cellar 11'3 x 6'11 (3.43m x 2.11m)

Plumbing for washing machine & tumble dryer. Additional space for utilities.

### Rear Garden

A landscaped rear garden with paved seating area, lawn, planter surrounds, shed and pond. Also benefitting from rear access to Tivoli Crescent.

### Stairs to first floor

### Shower Room

Shower cubicle. Wash hand basin vanity. Heated towel rail. Sash window to side. Extractor fan.

### Bedroom Five 14'6 x 11'3 (4.42m x 3.43m)

Double glazed bay window to rear. Three radiators. Period feature fireplace. Wash hand basin. Picture rail.

### Bedroom Four 16 x 13'5 (4.88m x 4.09m)

Window to rear. Original period fireplace. Radiator. Picture rail.

### Bedroom One 18'7 x 13'5 (5.66m x 4.09m)

Bay window to front. Three radiators. Original period fireplace. Picture rail.

### Bedroom Six 11'6 x 11'3 (3.51m x 3.43m)

Bay window to front. Radiator. Picture rail.

### WC

WC. Wash hand basin. Radiator. Window to side. Dado rail.

### Stairs to second floor

### Bedroom Three 16'8 x 13'6 (5.08m x 4.11m)

Double glazed windows to rear with outstanding views over Preston Park. Period feature fireplace. Picture rail.

### Bedroom Two 18'0 x 13'6 (5.49m x 4.11m)

Window to front. Period feature fireplace. Radiator.

### Dressing Room

### Bathroom

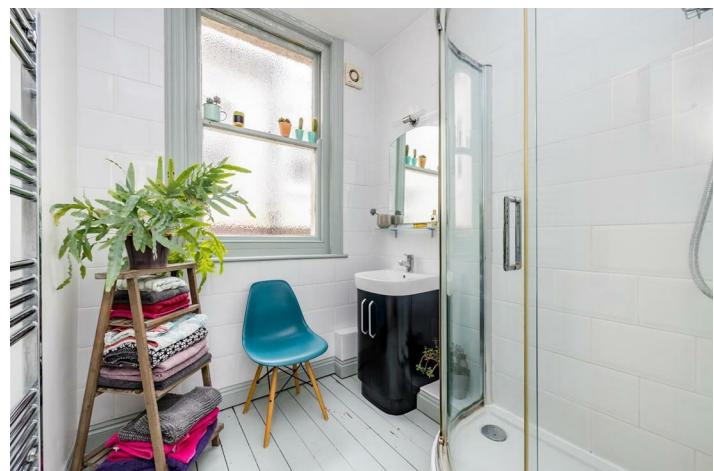
Roll top bath. WC. Wash hand basin. Radiator. Velux window.

### Roof Terrace

Decked roof terrace with outstanding views toward Preston Park.

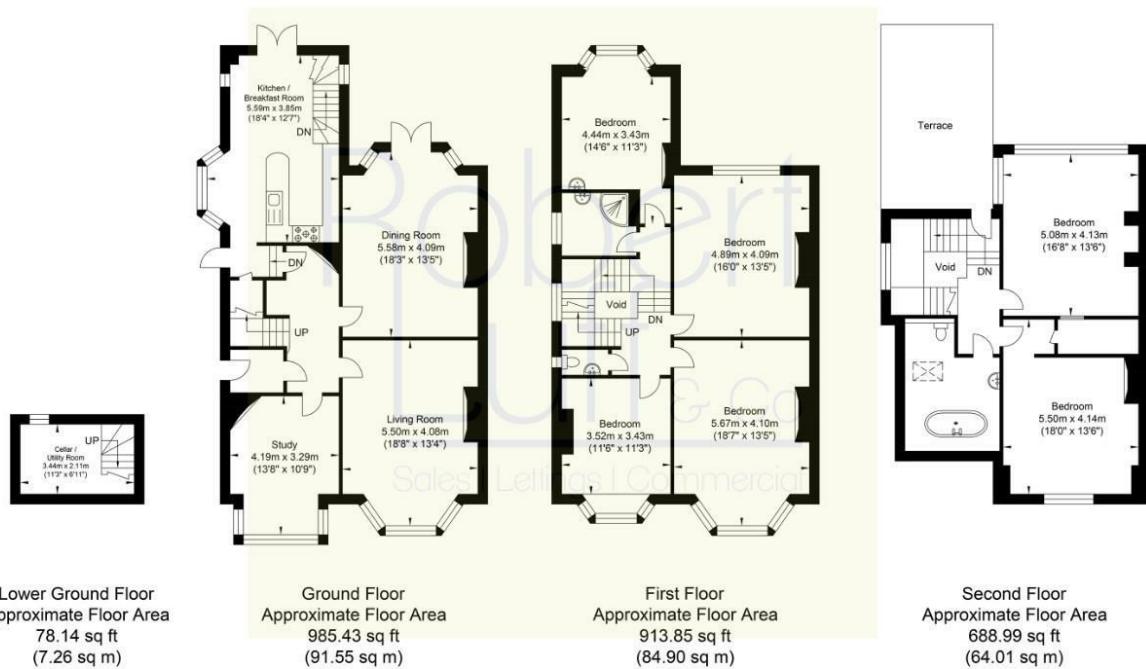


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# Dyke Road



Approximate Gross Internal Area = 247.72 sq m / 2666.43 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.