

38A Dyke Road Avenue

Brighton, BN1 5LE

Offers in excess of £1,500,000

Once a characterful coach house, this striking residence has been transformed into an exceptional family home that perfectly balances grandeur with comfort. Fully renovated, extended, and landscaped, it offers a rare blend of contemporary design and timeless charm.

Bathed in natural light thanks to its southerly aspect and extensive glazing, the interiors feel bright and inviting throughout the day. Set back from the road, with secure gated access and mature planting, the house provides a wonderful sense of privacy and seclusion – an ideal sanctuary for modern family life.

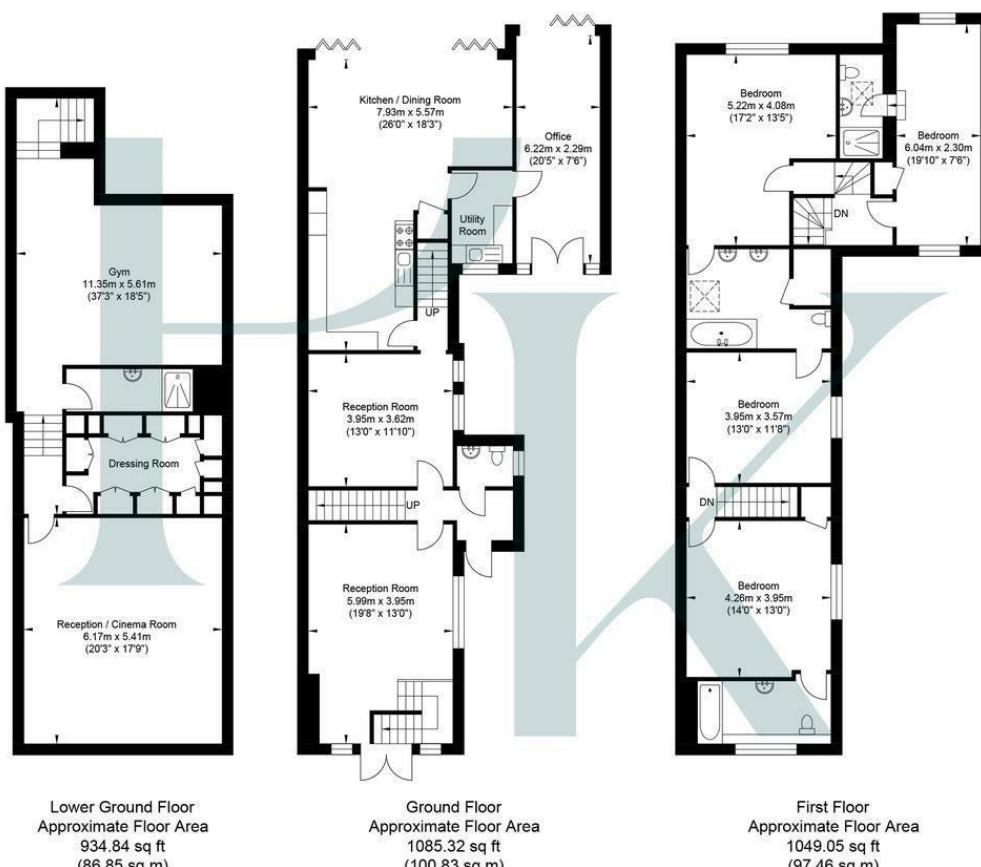
Inside, the layout is both versatile and stylish. The ground floor flows beautifully, with two elegant reception rooms, a dramatic kitchen-dining space that opens onto the garden via bi-fold doors, and a dual-aspect office. Every detail has been carefully considered, from bespoke finishes to the soft, neutral palette that enhances the sense of space. The lower ground floor brings an extra layer of luxury, with a private cinema room, gym and shower suite. The upper levels features four generously sized bedrooms, with three beautifully appointed and private bathrooms.

Outside, the gardens have been landscaped for both relaxation and play. Two secure lawned areas, finished with premium artificial grass for year-round ease, create perfect spaces for children's games, or entertaining al-fresco. A sunken hot tub adds a touch of indulgence, while the gated forecourt provides ample parking and a safe, enclosed environment for children.

Positioned in one of the city's most prestigious addresses, the home is just close to Preston Park Station and falls within catchment area for several highly regarded schools. The popular Seven Dials is within easy reach, offering a wealth of amenities and the nearby A27/A23 provides excellent links for commuters. This rare and remarkable property offers an unrivalled combination of elegance, practicality and convenience.



Dyke Road



Approximate Gross Internal Area = 285.14 sq m / 3069.21 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson Keehan