



3 Dyke Road Place

, Brighton, BN1 5LD

£1,795,000



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3 Dyke Road Place

PROPOSED SITE PLAN
SCALE 1:200



BLOCK PLAN
SCALE 1:500



Description

Situated in the prestigious Dyke Road Avenue area of Brighton, this detached house presents a rare opportunity for those looking to create their dream home. Currently known as Cross Dykes Dyke Road Place.

What makes this property particularly special is the granted planning permission to redevelop and extend the existing 2497sqft (231sqm) structure. With plans approved under reference BH2023/00905, you have the exciting prospect of transforming this space into a luxurious 6,000 sqft (557sqm) residence tailored to your desires. The proposed redevelopment promises a unique home that harmonises modern living with the charm of its affluent surroundings.

Situated just off Dyke Road Avenue, the location offers excellent access to the A27, making commuting a breeze, while also being conveniently close to the vibrant amenities of central Hove. This area is renowned for its prestigious family homes, making it an ideal setting for those seeking a community-oriented lifestyle.

- Planning Permission Granted for Over 6000 sq ft family home with large front double story extension
- Privately gated home with off road parking
- Large private secluded plot
- Plans approved under reference BH2023/00905
- Site GDV £3.5 million with current planning permission
- Situated in the prestigious affluent Dyke Road Avenue
- Substantial plot in a quite tree lined road
- Rare development opportunity to make a substantial dream home

PROPOSED ELEVATIONS
SCALE 1:200

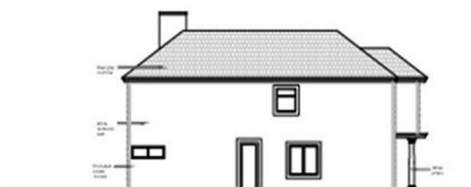
SOUTH-EAST ELEVATION



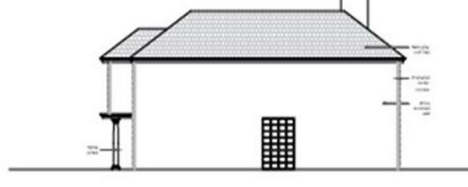
NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION



NORTH-EAST ELEVATION



PROPOSED ELEVATIONS

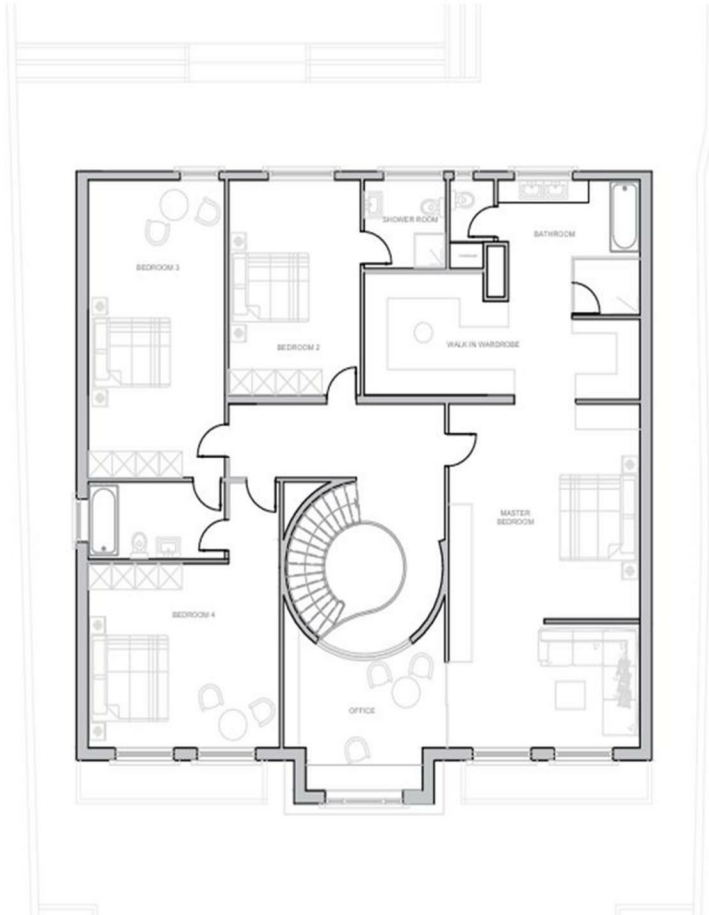
NOTES

Plans shown are indicative. Plans are not readable with accurate building equipment and methods. It is the Client's duty that discrepancies in dimension may be discovered. Check all dimensions on-site for any such variations. All goods, material and workmanship must conform to current building regulations. Please consult the Building Regulations for any such variations. Do not waste all this drawing except for planning purposes. Having the permission, all.

10.5 1 2 3 4 5 6 7 8 9 10m
Scale 1:200

PROJECT: CROSS DYKES - BRIGHTON
DRAWN: JANEIDA MURATAJ

PROPOSED FIRST FLOOR PLAN
SCALE 1:100



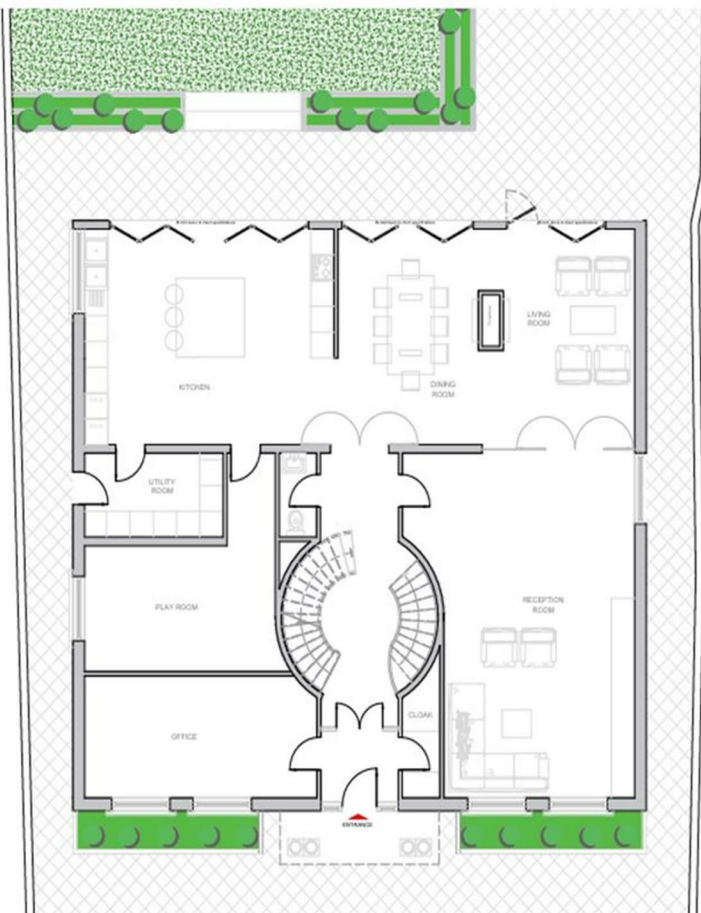
PROPOSED FIRST FLOOR PLAN

NOTES:
Please check all dimensions. Plans are not created with accurate furniture equipment and materials. It is the client's responsibility to check dimensions in consultation with the architect. Check all dimensions on site before any work commences. All goods, materials and workmanship must conform to current building regulations, British standards and codes of practice. Do not scale off this drawing except for planning purposes. Drawing to be printed in A3.



PROJECT: CROSS DYKES - BRIGHTON
DESIGN: JONIDA MURATAJ
TITLE: PROPOSED FIRST FLOOR PLAN

PROPOSED GROUND FLOOR PLAN
SCALE 1:100



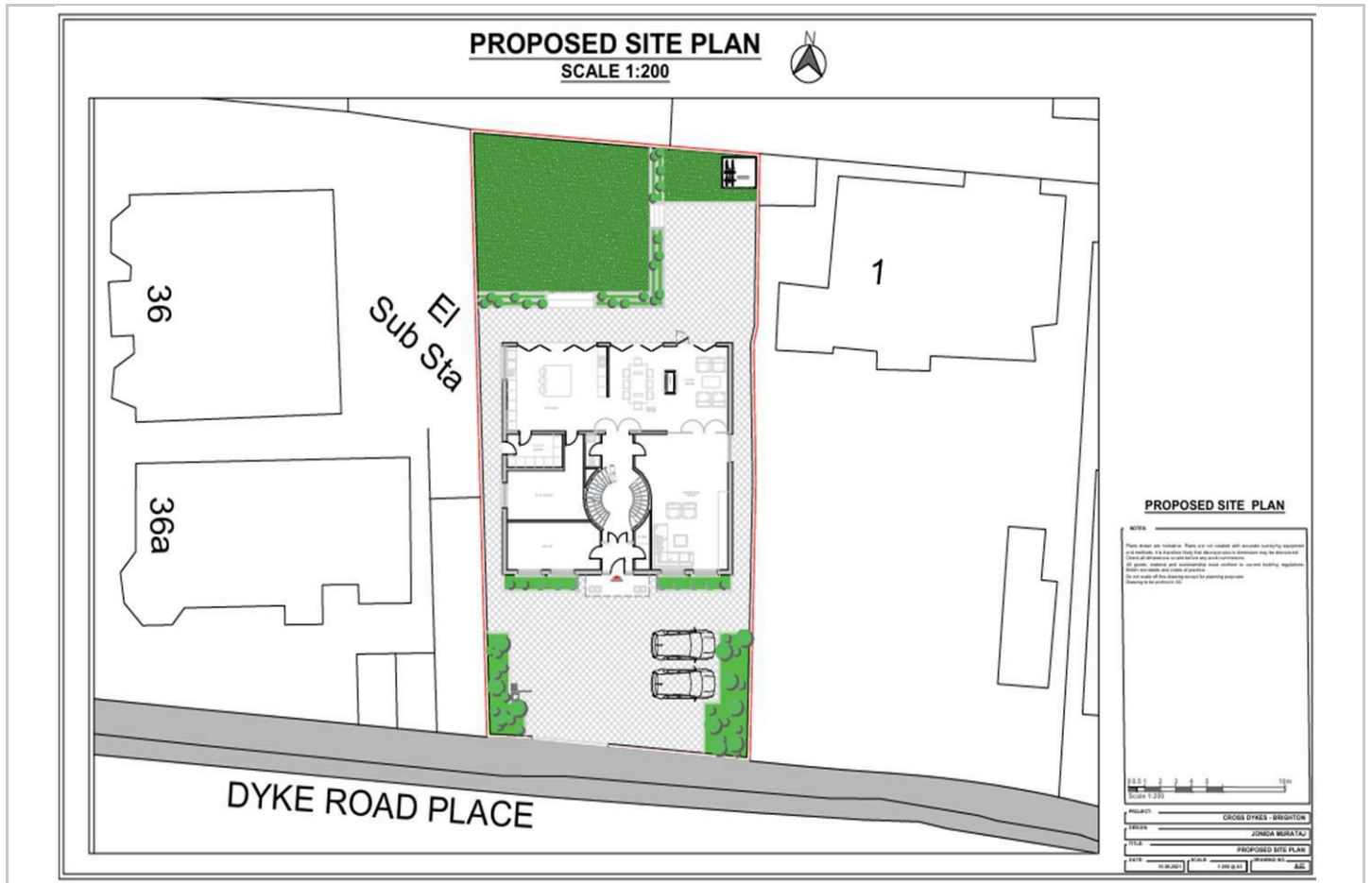
PROPOSED GROUND FLOOR PLAN

NOTES:
Please check all dimensions. Plans are not created with accurate furniture equipment and materials. It is the client's responsibility to check dimensions in consultation with the architect. Check all dimensions on site before any work commences. All goods, materials and workmanship must conform to current building regulations, British standards and codes of practice. Do not scale off this drawing except for planning purposes. Drawing to be printed in A3.



PROJECT: CROSS DYKES - BRIGHTON
DESIGN: JONIDA MURATAJ
TITLE: PROPOSED GROUND FLOOR PLAN

Floor Plan



Area Map



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Avard Estate Agents 143 Ditchling Road, BN1 6JA
 Tel: 01273696000 Email: info@avards.co.uk <http://www.avard.co.uk>

Energy Efficiency Graph

