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## 35 Dyke Road Drive

Brighton, BN1 6AJ

**Guide Price £850,000**

Steps rise up to a stained-glass front door that opens into the hallway brimming with period character. Sitting at the front of the house is a study / occasional bedroom with an open fireplace and large sash windows, whilst behind is a double bedroom overlooking the landscaped rear garden below.

A modern white family bathroom suite with a separate shower cubicle and W.C. are to be found on the half landing, whilst stairs rise to the first floor where two double bedrooms are located with further lead up to a converted loft space which now provides a shower room / W.C. and double bedroom with its feature floor to ceiling picture window that overlooks the garden.

As well as having stairs from the hallway, the garden floor can also be accessed from its own street entrance and opens into a bright and spacious, dual aspect living / dining room with its open fireplace, wood flooring and built-in shelving provide both elegance and practical storage, creating an inviting space for relaxing or entertaining whilst leading through to a well-equipped cheerful contemporary kitchen with its wealth of integrated appliances, and French doors that lead out into the landscaped rear garden with its spacious patio and terraced garden, framed by shrubbery, this outdoor space offers a rare sense of tranquillity in an urban city scape.

- Guide Price £850,000 - £900,000
- Substantial Home Spanning 154 sq. m / 1,666 sq. ft
- Dual Aspect Living/Dining Room
- Contemporary Kitchen With Integrated Appliances
- Landscaped Rear Terraced Garden
- Moments From Brighton and Preston Park Stations
- Close To Local Schools And City Amenities
- Retains Original Features
- Large Converted Loft Space
- Council Tax Band: D

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

If you wish to arrange a viewing appointment for this property or require further information.



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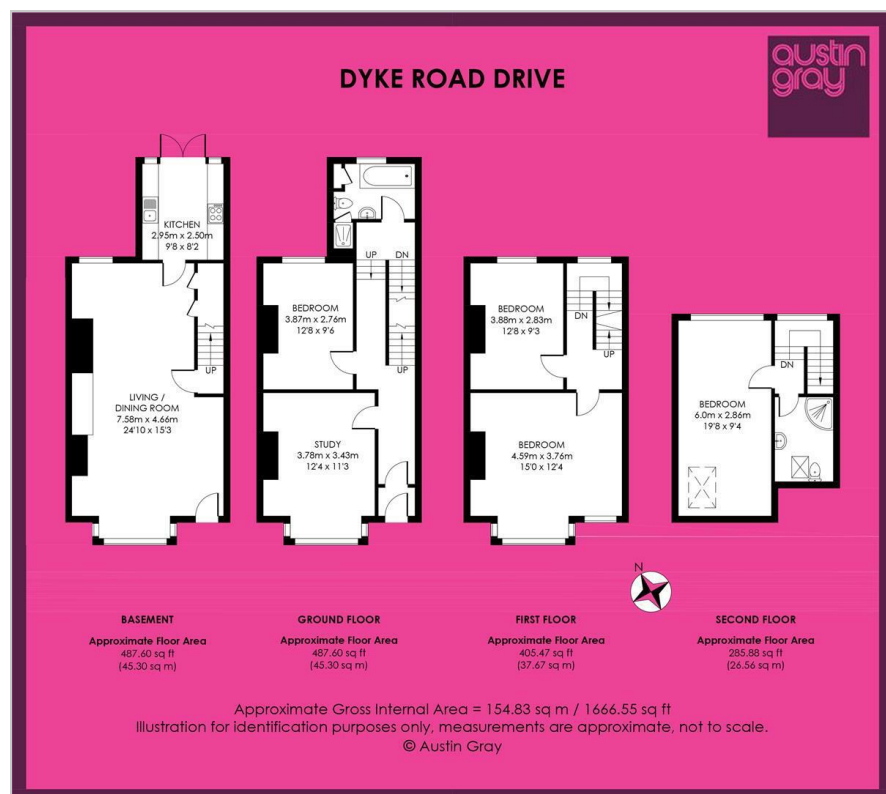


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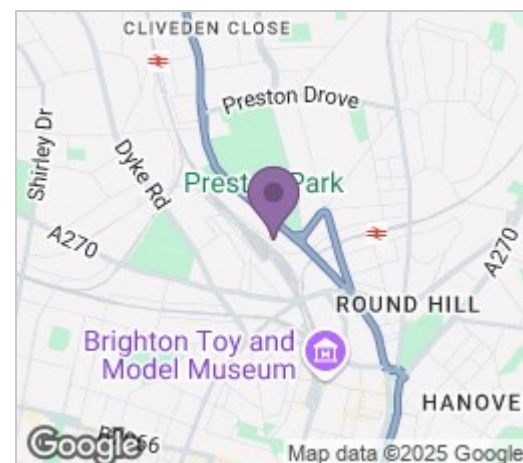


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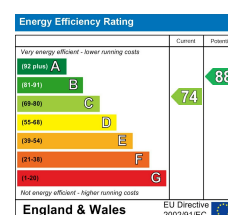
## Floor Plan



## Area Map



## Energy Efficiency Graph



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