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## 274 Dyke Road Brighton, BN1 5AE

Guide price £1,250,000 to £1,300,000

An immaculately presented family home spanning three floors measuring 273 sq mtrs / 2942 sq ft that combines a wealth of period features with modern finishes, generous living spaces, and a versatile annexe accommodation on the top floor. This home is ideal for families seeking character, comfort, and flexibility in a highly desirable location.

**Guide Price £1,250,000**

## 274 Dyke Road

Brighton, BN1 5AE



Situated North of the Seven Dials where a comprehensive range of bars, delis, cafes, restaurants and other entertainments are to be found. Both Preston Park and Brighton mainline stations are a short walk providing North bound commuters with links to London/the city. Renowned schools catering for all ages are well represented throughout the City, whilst regular bus services run by the property providing access into the City centre, the seafront and promenade.

Stepping through the automatic wrought iron gates, you will find parking for two cars to the right and a lush courtyard to the left. A black-and-white mosaic pathway guides you to the stained-glass front door, which opens into a welcoming vestibule. From here, the home unfolds into an impressive hallway, adorned with mosaic tiling and a staircase rising gracefully to the upper floors with stained-glass windows to the South elevation. There is a separate side entrance and a cloakroom. At the front of the home are two reception rooms. The larger serves as an elegant living room, featuring a working original fireplace, an impressive bay window, and detailed crown moulding. The second reception room with its sash window and decorative fireplace, offers versatility, ideal as a study or office.

To the rear lies the beautifully refurbished kitchen / dining and living area, the true heart of the home. The bespoke Shaker-style kitchen by DeVOL, is fully fitted with integrated appliances, including oven, combination microwave, induction hob, fridge, freezer, and dishwasher. At its centre, a substantial stone-topped island with double sink combines both function and style. This open-plan space flows effortlessly into the bright dining area, where bi-fold doors extend the living space onto a generous north-east facing garden. Thoughtfully landscaped, the garden offers multiple seating areas: a sunlit terrace to the right of the dining room, perfect for entertaining and alfresco dining and a covered decked area at the far end, ideal for year-round relaxation or evening drinks. Adjoining this, the expansive reception room, enhanced by an ornate ceiling, opens through further bi-fold doors to a tranquil courtyard complete with a charming water feature.

Ascending to the first floor, you will find four generously proportioned bedrooms arranged around a stylish family bathroom. The primary suite boasts an en-suite and elegant sash windows framing serene garden views. The secondary bedroom rivals the primary in size, complete with a decorative fireplace and built-in wardrobes. The third bedroom, intimate yet full of character, enjoys access to a balcony overlooking the front of the home, while the fourth is bright and welcoming, with decorative fireplace and bay windows capturing garden views, perfect for guest bedroom or nursery. The family bathroom has been beautifully designed, with a striking blue tile backsplash and bespoke wallpaper providing a refined backdrop. A freestanding bath takes centre stage, complemented by a separate shower, sink, and WC, combining luxury with practicality.

Rising to the second floor, a utility room can be found alongside the addition of a recently renovated annexe accommodation with far-reaching views, including glimpses of the sea, this versatile space offers endless potential, whether as a guest suite or creative retreat.



# Floor Plan

## DYKE ROAD



**GROUND FLOOR**

Approximate Floor Area  
1110.29 sq ft  
(103.15 sq m)



**FIRST FLOOR**

Approximate Floor Area  
1099.96 sq ft  
(102.19 sq m)



**SECOND FLOOR**

Approximate Floor Area  
732.05 sq ft  
(68.01 sq m)



Approximate Gross Internal Area = 273.35 sq m / 2942.30 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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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.

**Council Tax  
Band: G**

Energy Efficiency Rating		Current	Potential
102-150 kWh/m <sup>2</sup>	A		
81-101 kWh/m <sup>2</sup>	B		
61-80 kWh/m <sup>2</sup>	C		
41-60 kWh/m <sup>2</sup>	D		
21-40 kWh/m <sup>2</sup>	E		
1-20 kWh/m <sup>2</sup>	F		
1-20 kWh/m <sup>2</sup>	G		
Not energy efficient - higher running costs			
England & Wales			
		79	59

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