



Dyke Road Avenue

Brighton, BN1 5LB

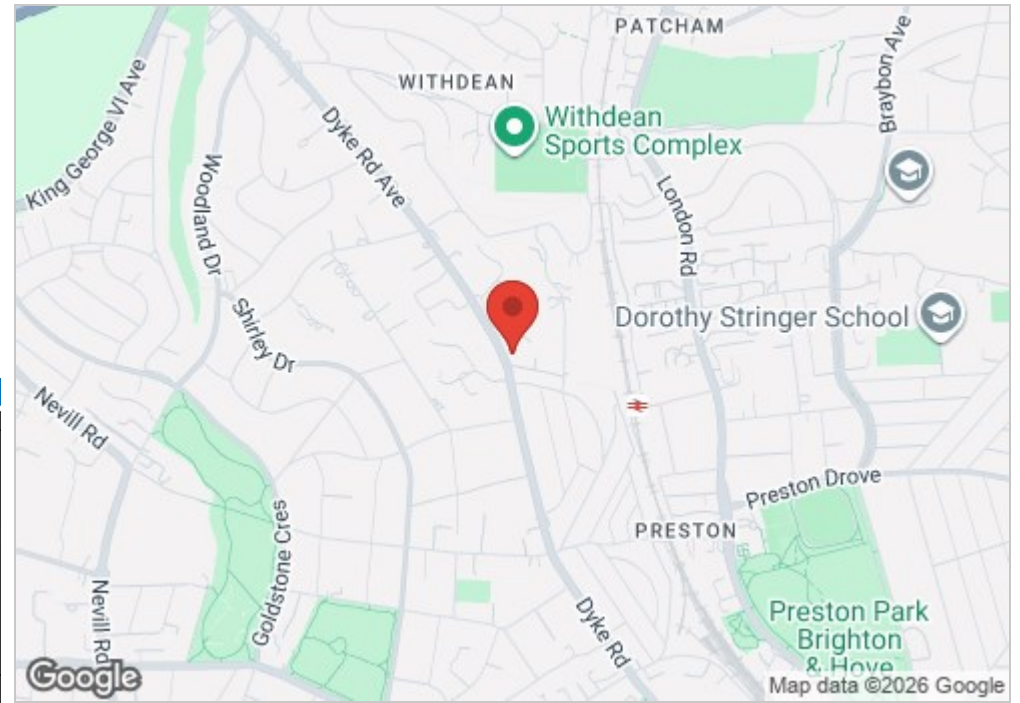
Asking price £1,950,000

A rare detached modern family house in one of Brighton's most prestigious residential avenues, combining over 4,100sq of turnkey accommodation with gated parking, a south-facing garden terrace and excellent access to Preston Park station, London and Gatwick.



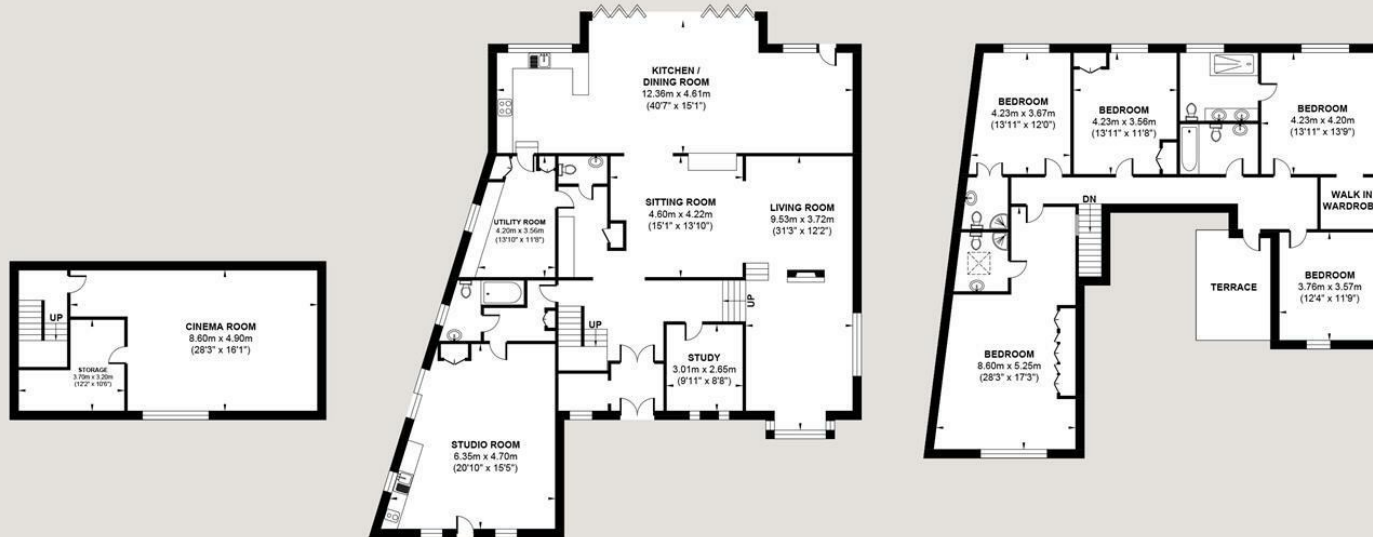
- Detached Gated Luxury Family Home
- Modern and Contemporary
- 6 Double Bedrooms
- Cinema Room
- Open Plan Living
- Close to Preston Park Station
- Self Contained Studio Apartment
- Over 4100 Sq Ft
- Study
- Beautiful Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



DYKE ROAD AVENUE

Approx. Gross Internal Floor Area (Excluding Terrace) = 381.50 sq m / 4106.43 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



LOWER GROUND FLOOR

Approximate Floor Area
 547.45 sq ft
 (50.86 sq m)

GROUND FLOOR

Approximate Floor Area
 2115.10 sq ft
 (196.50 sq m)

FIRST FLOOR

Approximate Floor Area
 1443.87 sq ft
 (134.14 sq m)



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We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



