



32 Dyke Road Avenue
Brighton, BN1 5LB

Asking price £2,895,000

The accommodation unfolds with an effortless sense of grandeur and balance. A wide entrance porch leads into a dramatic reception hall, complete with wood panelling, stained glass and a sweeping galleryed staircase that sets the tone for the rest of the house. From here, the ground floor flows through a series of impressive reception rooms, each designed with both family living and entertaining in mind. The drawing room and family sitting room are flooded with natural light, both enjoying feature fireplaces and fine garden outlooks, while the formal dining room offers a superb setting for large gatherings. Beyond, a magnificent games room with full-size snooker table and period detailing recalls the ambience of a country house, while a more relaxed conservatory provides a peaceful retreat overlooking the gardens. The kitchen is a striking blend of modern style and tradition, with a central island, Aga, and breakfast space opening directly onto the rear terrace. A utility, cloakroom and cellar provide the practical elements expected of a house of this stature.

Upstairs, the first floor offers a wonderful sense of scale, with a broad galleryed landing leading to a collection of beautifully proportioned bedrooms. The principal suite combines generous dimensions with a dressing area and an elegant bathroom, while further bedrooms enjoy charming garden outlooks and access to a series of individually designed bathrooms, some with roll-top baths and striking period styling. The second floor provides yet more versatile accommodation, including additional bedrooms and bathrooms, perfect for children, guests or staff. A separate loft area adds excellent storage or potential for further development.

Completing the accommodation is the detached double garage with a self-contained annex above, ideal as guest quarters, an au pair suite, or home office.

The rear garden is a true sanctuary — a large, secluded expanse of lawn bordered by mature trees and established hedging, offering complete privacy and a wonderful sense of space. Designed for both family life and entertaining, the garden features broad paved terraces that step directly out from the reception rooms, creating the perfect setting for summer dining and gatherings.

The wide lawn stretches out behind the house, ideal for children to play, garden parties, or even potential for a pool or landscaped additions. Carefully positioned seating areas provide tranquil spots to enjoy the peaceful surroundings, while the mature planting ensures the garden feels beautifully green and sheltered throughout the seasons.

With its scale, orientation, and privacy, this is a garden that truly complements the grandeur of the house, delivering the rare combination of expansive outdoor living within moments of Brighton & Hove city life.

- Landmark Edwardian residence extending to approx. 7,275 sq ft

▪ Elegant galleryed entrance hall with wood panelling and stained glass

▪ Games room with full-size snooker table

▪ Principal suite with dressing area and luxurious bathroom

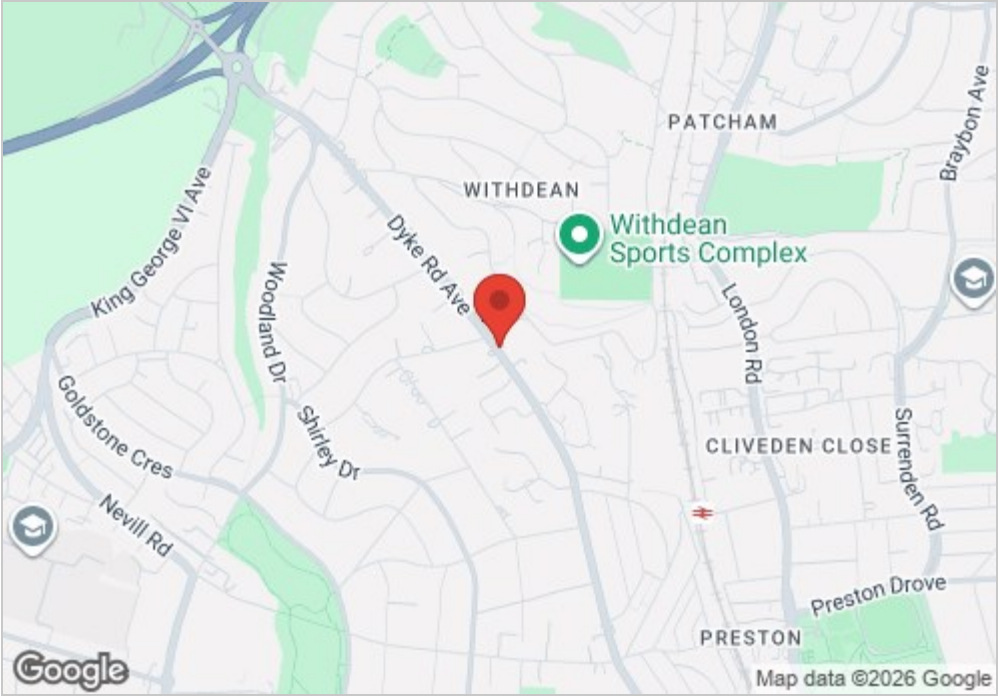
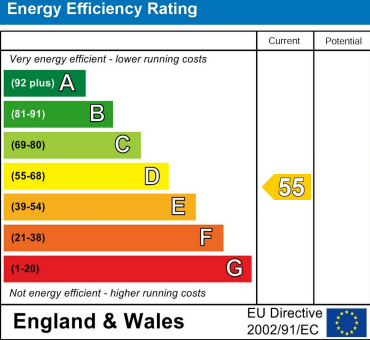
▪ Expansive, secluded lawned rear garden with terraces
- Prestigious gated position on Dyke Road Avenue

▪ Multiple reception rooms including drawing room, dining room, family sitting room and conservatory

▪ Large contemporary kitchen/breakfast room with Aga and central island

▪ Detached double garage with annex above – ideal guest suite or office

▪ Excellent location for top schools, South Downs, Preston Park Station and A23/A27 links



DYKE ROAD AVENUE

Approx. Gross Internal Floor (Excluding Garage / Outbuilding) Area = 675.92 sq m / 7275.52 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

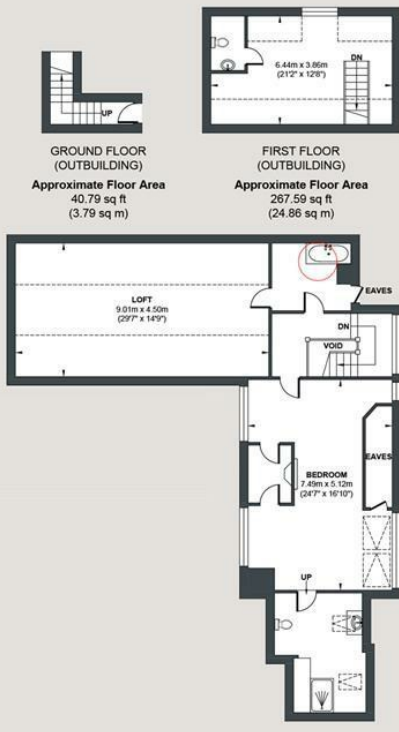


LOWER GROUND FLOOR
Approximate Floor Area
256.82 sq ft
(23.86 sq m)

GROUND FLOOR
Approximate Floor Area
3084.39 sq ft
(286.55 sq m)



FIRST FLOOR
Approximate Floor Area
2736.29 sq ft
(254.21 sq m)



SECOND FLOOR
Approximate Floor Area
1198.02 sq ft
(111.30 sq m)

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