



Beautifully presented home in this sought-after address

**Dyke Road Avenue, Hove, East Sussex BN3 6QA**

Guide £1,750,000 Freehold









Entrance hall • Drawing room • Dining room • Library • Kitchen and breakfast room • Cloakroom • Utility room • Bedroom one with en suite shower room • Three further bedrooms (one currently used as an office) • Bathroom • Open-fronted brick garden pavilion • Gated front garden and driveway with space for 4/5 cars • Rear terrace and garden • EPC rating D

#### About this property

Tucked away behind beautiful bespoke hand-forged gates in a private and well-enclosed gardens, this property is an attractive modern house ideally situated in one of Hove's best addresses. The house is beautifully decorated, with high-end fixtures and finishes throughout and every consideration for comfort and modern convenience; it has been carefully maintained and is presented in superb order.

Points of note include a bespoke solid oak and hand-painted kitchen by Martin Moore, Amtico flooring through the majority of the ground floor, family bathroom and office/bedroom four, programmable John Cullen Lutron lighting with Forbes & Lomax invisible switches, electric underfloor heating the kitchen and bathrooms, and replacement double glazing (with triple glazing in one of the bedrooms).

There are three reception rooms lying off the spacious entrance hall, all with French doors opening to the west facing rear garden. The elegant drawing room is triple aspect, with a bay window to the front, and features slate Chesney's fireplace with limestone surround and inset log-effect gas fire; double doors open

to the adjacent dining room which is beautifully decorated with half wood panelling and French linen wall coverings. The library is fitted with a full height Poliform TV unit/shelving to one wall and gives access to a well-fitted utility room.

The superbly appointed kitchen is fitted with bespoke, oak and hand-painted cabinetry and a central island by Martin Moore, complemented by quartz worktops, Travertine tiled floor with underfloor heating, a large Butler sink with Quooker hot tap and Insinkerator waste disposal unit, and an impressive range of Gaggenau appliances. Three full height windows with an etched design overlook the front garden, and to the southern aspect is a beautiful art deco style window, commissioned by the current owners with Ray Bradley.

There are four bedrooms on the first floor lying off the galleried landing, one currently used as an office and all with fitted storage. The principle bedroom benefits from a fully tiled en suite shower room; the remaining bedrooms are served by a family bathroom with Villeroy and Boch suite.





### Outside

The property is set back and well-screened from the road by a wall set with electronically-operated hand-forged gates, which open to a block paved parking area ahead of the house. The front garden and driveway has outside lighting and is edged by flower and shrub borders and trees; to one side is a Wisteria clad open-fronted brick pavilion with power, lighting and potential to be fully enclosed to create a separate office, garden room or studio (subject to the necessary consents).

The part-walled rear garden is of particular note, being private and well enclosed by high hedging and some attractive specimen trees, offering a real haven and an ideal spot for al fresco entertaining. A raised slate terrace with a beautiful Magnolia tree in one corner adjoins the rear of the house, with an electric awning and from which steps descend to a small lawn edged by box hedging, beyond which is a timber summerhouse.

### Agent's Note

Various items, including the majority of light fittings and all garden statues, are excluded from the sale. For full details please refer to the Agents.

### Local Information

The City of Brighton & Hove offers a wealth of entertainment, sporting facilities, restaurants and shops.

Rail services Hove station 1.5 miles (about six minutes' drive), Brighton mainline station 1.7 miles.

Schools: there are mainly highly regarded state and private schools in the area, including Cardinal Newman, St Christopher's prep school, Brighton College Brighton and Hove High School (GDST).

Communications: the A23 links to the M23 and the motorway network. Gatwick airport 25 miles.

### Services

Gas fired central heating. Partial electric underfloor heating. All mains services.

### Outgoings

Brighton and Hove City Council, 01273 290000. Tax band G.

### Energy Performance

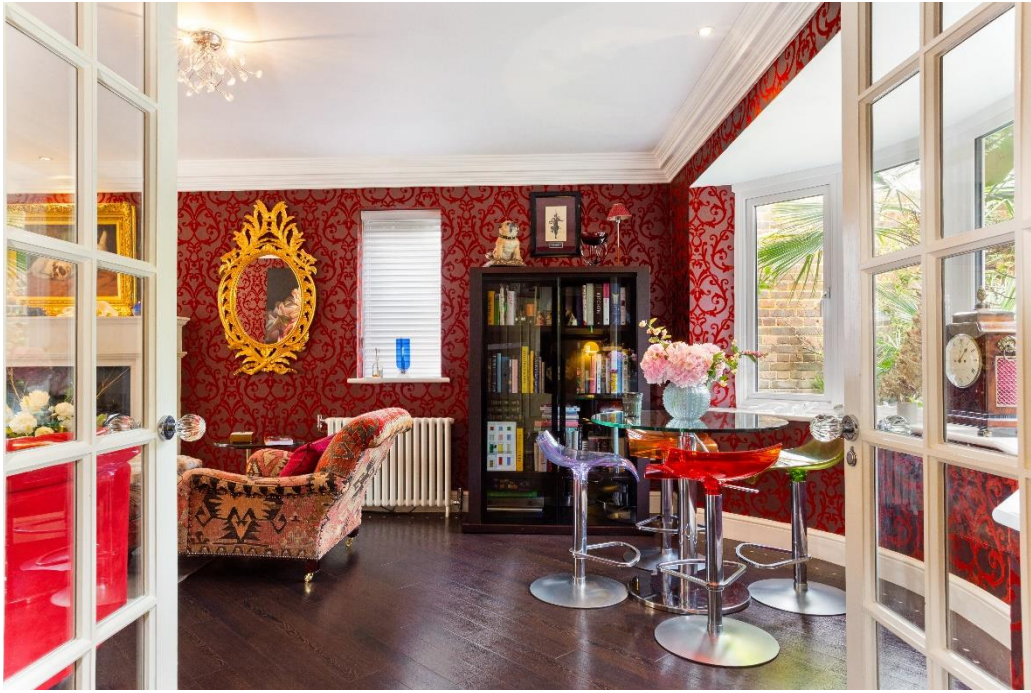
A copy of the full energy performance certificate is available on request.

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Haywards Heath on 01444 446000.









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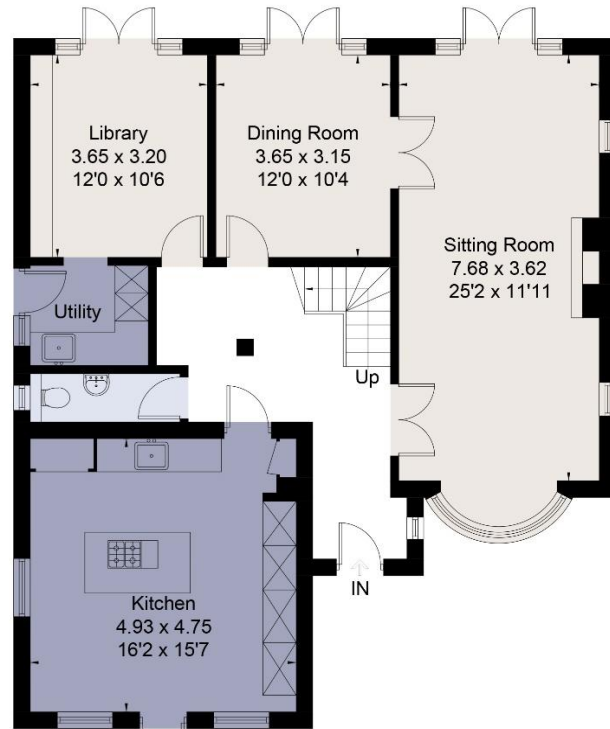


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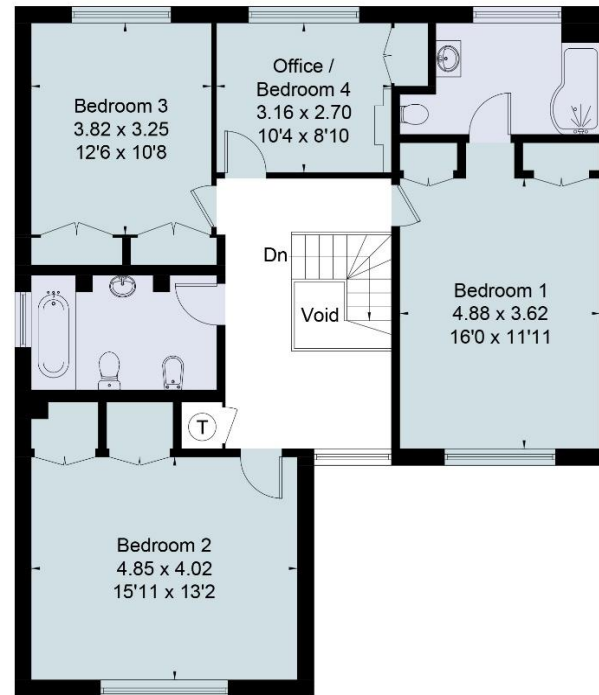
savills.co.uk

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Approximate Area = 201.7 sq m / 2171 sq ft  
(Excluding Void)  
Including Limited Use Area (0.5 sq m / 5 sq ft)  
For identification only. Not to scale.  
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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