



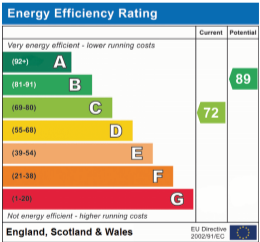
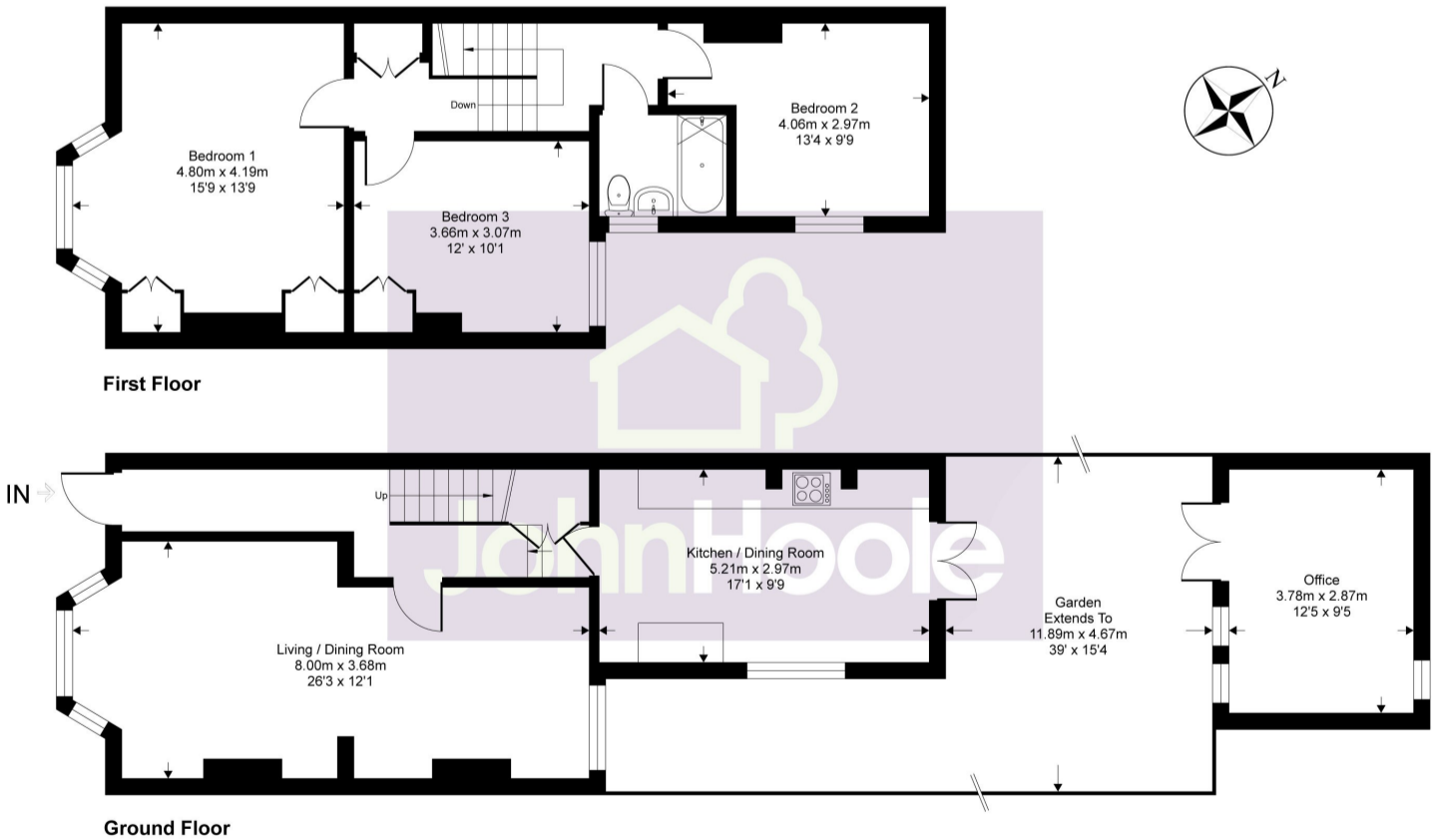
Dyke Road Drive, Brighton, BN1 6AJ

£685,000



Dyke Road Drive, BN1

Approximate Gross Internal Area = 104.2 sq m / 1122 sq ft
Approximate Outbuilding Internal Area = 10.8 sq m / 117 sq ft
Approximate Total Internal Area = 115 sq m / 1239 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





Nestled in the heart of Brighton, this charming three-bedroom terraced house on Dyke Road Drive offers the perfect blend of city living and tranquility. Ideally located near the lush greenery of Preston Park, it is just a short walk from two commuter stations, making it an excellent choice for professionals and families alike. Built in the late Victorian era, this home showcases timeless architectural features, including high ceilings, generous proportions and an abundance of natural light pouring in through its elegant bay windows. Thoughtfully modernised throughout, it retains its original character while featuring tasteful, neutral décor for an inviting and harmonious atmosphere. On the ground floor, the living room flows seamlessly into the dining room, enhanced by dual-aspect windows that allow sunlight to fill the space throughout the day. Original floorboards and a traditional-style fireplace add a cozy touch. A few steps lead down to a contemporary kitchen, fitted with sleek cabinetry and ample room for appliances, alongside space for a breakfast table. Double doors open onto the garden, creating a delightful connection between indoor and outdoor living. Upstairs, the two rear-facing bedrooms overlook the garden and can comfortably accommodate double beds, while the spacious front bedroom spans the width of the house, featuring a bay window that mirrors the one below. The family bathroom, classic in white, includes a shower over the bath. The rear garden is a peaceful retreat, boasting a decked terrace and a brick-paved path leading to a large garden office room, ideal for remote working or creative pursuits. Families will appreciate the proximity to some of Brighton's top-rated schools, nurseries, and colleges. The vibrant Preston Circus and fashionable Seven Dials are both within easy walking distance, offering an array of shops, cafés, and entertainment. With excellent transport links nearby, including quick connections to the universities via London Road Station, this property caters to a wide range of lifestyles, from families to professionals and investors.



- THREE BEDROOM VICTORIAN TERRACED HOUSE
- GARDEN OFFICE 10.8m²
- IMMACULATE CONDITION AND BEAUTIFUL STYLING
- TRADITIONAL FIREPLACES AND PERIOD FEATURES
- MATURE GARDEN
- SEPARATE KITCHEN/BREAKFAST ROOM
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS
- SCOPE TO CONVERT LOFT OR SIDE EXTENSION STC
- EPC RATING C
- DOUBLE GLAZING AND GAS CENTRAL HEATING

