



Dyke Road, Hove, BN3  
**Asking Price £385,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



## INTRODUCING

# Dyke Road, BN3

2 Bedrooms | 1 Bathrooms | 1 Reception Room | 764 Sq Ft |

Elevated on the first floor of a substantial villa, originating from the early 20th century, this two-bedroom apartment enjoys generous proportions throughout. Inside, the property has been modernised, yet there remains plenty of scope to put your own stamp on the place to add value. These apartments also benefit from on-site parking and access to a large communal lawn garden offering a tranquil space to be during the summer.

On approach, the house has an air of grandeur, set back from the road on a corner plot surrounded by mature trees for privacy. Access to the car park is from the Droveway, while there are gates on both sides if approaching on foot.

Stepping inside the apartment from the communal landing on the first floor, it feels immediately light and spacious with hooks for coats and ample space for seating to take off your shoes when you come home. First to the left is the living room where there is space for homely furnishings by the electric fire. From the multi-pane window, the views are open to the south-east taking in treetops and an expanse of sky while bringing natural light into the room. There would be space for a small dining table and chairs, although there is also space in the kitchen for these.

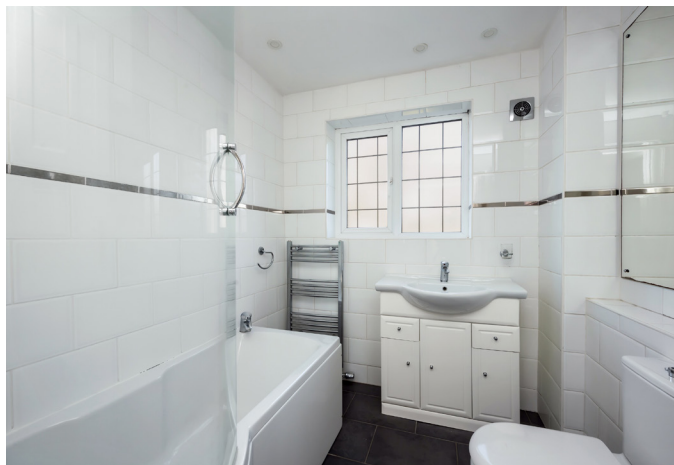
Sitting conveniently across the hall, the kitchen has two-tone cabinets offering a variety of storage solutions beside a larder and utility cupboard. While the fridge freezer, fan oven and gas hob are integrated, space has been left for a dishwasher, which along with the washing machine, may be available by separate negotiation.

A generous size, the bathroom is classic in white with a shaped bath allowing extra space when showering above. Toiletries can be stored below the basin while a tall, heated rail is wall mounted for towels.

Both bedrooms are double with the principal room benefitting from a deep built-in cupboard. Both rooms are peaceful with open views to the south and west, bringing warm light into each space during the afternoon.







## LOCATION GUIDE

### Vendors' Comments:

"As a rental investment, this property has been sound, as the location and size of the flat has always insured a positive return and tenants have never been hard to come by. It would also be great as a first home as it will always hold its value and has the additional benefits of parking and outside space."

### Education:

Primary: Stanford Infants and Junior School

Secondary: Dorothy Stringer and Varndean, Cardinal Newman RC

Sixth Form College: BHASVIC, Newman College, Varndean College

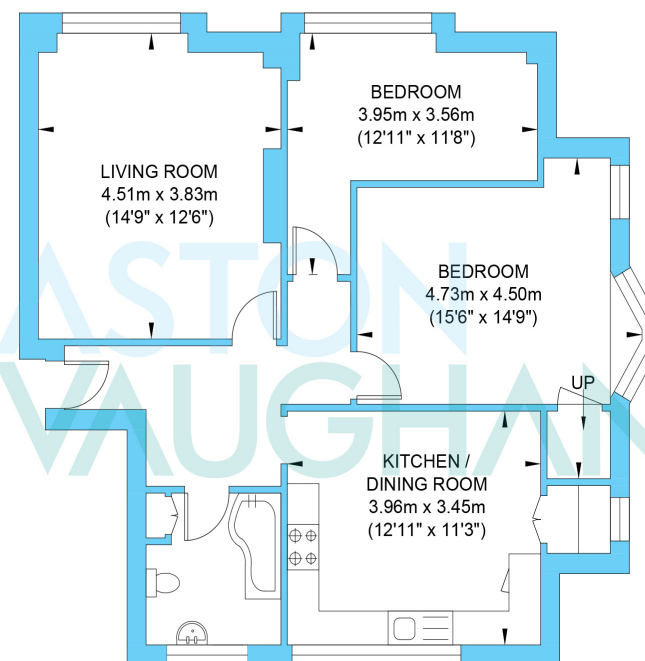
Private: Brighton College, Lancing Prep., Brighton Girls School

### Good to Know:

Dyke Road is renowned as the most reputable area to live in within the city; characterised by impressive, substantial and individually designed homes, surrounded by luscious greenery. While this building was converted into apartments, the continue to hold their value and desirability, making them sound investments in the city.

Sitting within minutes of the South Downs National Park, there are many green, open spaces nearby, to include Hove Park and Hove Recreation Ground. Fashionable Seven Dials are within walking distance offering a wealth of amenities, bakeries, coffee shops, restaurants and wine bars, and the city centre shopping districts and beach are also within easy reach. For commuters, this home also offers easy access to Preston Park Station and the A27/A23 which have direct and fast access along the South Coast and to the airports and London for those requiring them on a daily or weekly basis.

## Dyke Road



First Floor Flat  
Approximate Floor Area  
764.56 sq ft  
(71.03 sq m)

Approximate Gross Internal Area = 71.03 sq m / 764.56sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.