



Dyke Road Avenue, BN3

**£1,100,000**

## INTRODUCING

# Dyke Road Avenue, BN3

4 Bedrooms | 2 Bathrooms | 1 Reception Room | 2557 Sq Ft | Manicured south westerly garden | Parking for 2 cars on the drive and one in the double garage

Set just off Dyke Road Avenue in the prestigious Tongdean area, this substantial family home occupies a generous plot, framed by mature trees and a beautifully manicured south-westerly garden. Offering four to five double bedrooms and two elegant reception rooms, the house provides excellent space for family life, with further scope to reconfigure and enhance, adding considerable longterm value.

Just moments from the rolling landscapes of the South Downs National Park and a short drive from the coast, the location is ideal for those seeking a move away from the city, without sacrificing connectivity. Surrounded by fresh air and open space, yet benefitting from excellent transport links and access to highly regarded private and state schools, it offers the best of both worlds.

The Spinney is a charming close comprising just a small number of detached homes, set back from the road behind neat front gardens and private driveways. Built in 1970, this classically mid-century property features a steeply pitched roof and an attractive flint-and-brick façade. It has been meticulously cared for by the current owner, with many original features thoughtfully preserved both inside and out.

A broad pathway leads past the driveway to a generous front porch, ideal for everyday storage of shoes and coats, keeping the entrance hall uncluttered. Inside, the hall is lightfilled and welcoming, with a wall of glass bricks and sightlines through both reception rooms to the garden beyond, creating an immediate sense of space and flow. While the property has been beautifully maintained, the interiors retain a more traditional aesthetic, presenting clear scope for modernisation and the opportunity to add significant value.

Double doors from the entrance hall open into a generous living room that spans the full depth of the house. A south-westerly wall of glazing opens directly onto the garden, framing verdant views and allowing light to pour in throughout the day. Tripleaspect and beautifully bright, the room is finished with white walls and original slimline timber flooring, which adds warmth and character. Its impressive scale allows for a variety of arrangements, accommodating relaxed seating, formal dining or a dedicated workspace. In the warmer months, the patio doors fold back to draw the garden into the living space, while in winter the greenery provides an attractive, ever-changing backdrop.





The dining room is another naturally light space, finished with striking retro wallpaper that echoes the garden's autumnal tones. Sliding patio doors connect seamlessly with the outside, enhancing the sense of flow and making it ideal for summer entertaining. Open to the kitchen, it lends itself perfectly to both hosting and everyday family life, with ample space for a large dining table seating eight.

The adjoining kitchen is fitted with classic Formica cabinetry, offering generous storage alongside dual ovens and freestanding appliances. While traditional in style, it has been carefully maintained and remains a fully functional workspace. For those with vision, there is excellent scope to reconfigure and modernise, creating a contemporary kitchen and dining area tailored to modern living.

Currently arranged as a comfortable home office, the ground-floor study is a highly versatile space, easily adaptable to suit a range of needs. It could serve as a fifth double bedroom, gym, playroom or a dedicated space for running a business from home. The integrated double garage offers further exciting potential, with scope for conversion into additional living accommodation, hobby space or a self-contained annex, subject to the usual consents. The rear section is already in use as a utility room and benefits from running water, making the option of incorporating a bathroom particularly straightforward — an appealing opportunity for those looking to reimagine the space.

Bathed in southwest light and enjoying an open aspect, the rear garden and patio are a sun-filled haven throughout the day. Defined areas for alfresco dining sit adjacent to the house, overlooking an immaculate lawn, evergreen topiary and vibrant hydrangeas that bloom from spring through to autumn. The lawn is generously proportioned for ball games or children's play equipment, while the paved patio running the length of the house provides an ideal space for sunbathing or summer entertaining. Framed by lush, private borders, the garden is not overlooked, with scope for imaginative reconfiguration and landscaping — a canvas any garden designer would relish.

Positioned off an expansive landing, the principal bedroom occupies around a third of the first-floor footprint, spanning the full depth of the house with dual aspect windows framing tranquil views. Built-in furnishings provide ample storage, including a dressing table below the window, while a walk-in wardrobe offers generous space for clothing and shoes for two. The adjoining en suite is exceptionally spacious, featuring a full suite with built-in cabinetry and a shower over the bath for convenience. While a sympathetic modernisation could refresh the décor, the suite remains a luxurious and inviting retreat, perfectly suited for rest and relaxation.

The first floor is further complemented by three additional bedrooms, each thoughtfully appointed with soft carpeting and built-in wardrobe storage. Two of the rooms benefit from their own wash basins and running water, offering the potential to reconfigure the layout and create a larger, more luxurious bathroom if desired. As the arrangement currently stands, the bedrooms share a generously sized, fully tiled shower room, complete with a doublewidth shower and a heated towel rail.









#### Vendors' Comments:

"Having lived here since the house was built, we have many years of happy memories, raising our family here and entertaining both inside and out. The garden is a joy during the summer months, forming a lovely backdrop to the main reception rooms, inviting wildlife and a variety of birds. We have particularly enjoyed the peace of the location, close to the calm of the countryside, yet it remains hugely convenient for the city too. The house and garden have become too much for us now, so we are looking to downsize, but we are hoping to find somewhere locally as we don't want to live anywhere else."

#### Education:

Primary: Westdene Primary School, Stanford Infants and Junior Schools

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

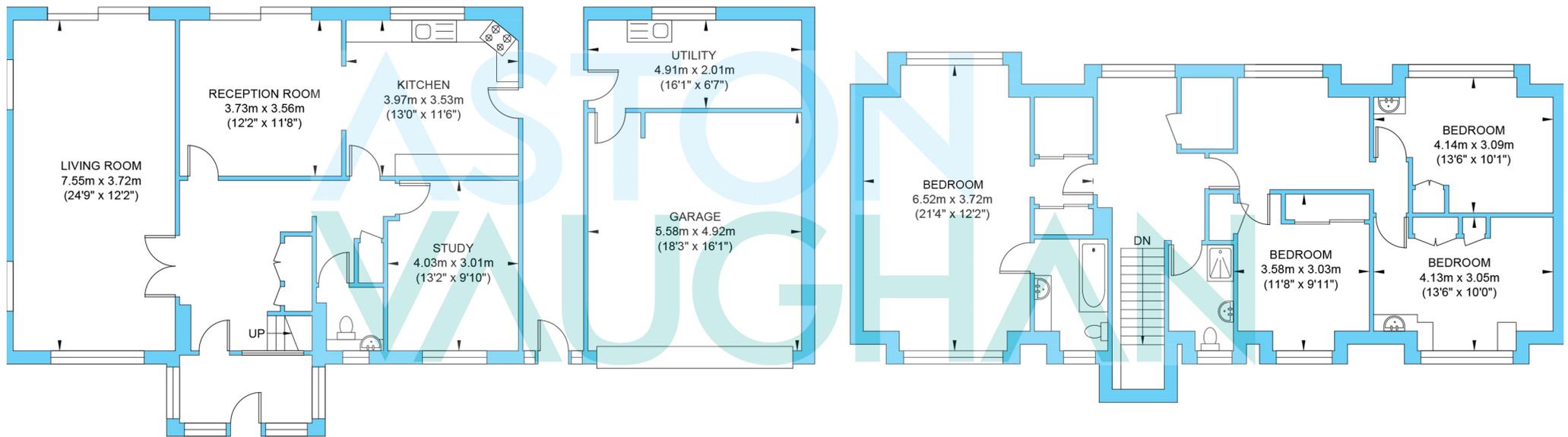
Private: Brighton College, Brighton Girls, Lancing Prep, Windlesham School

#### Good to Know:

Tongdean has long been regarded as one of the city's most prestigious residential areas, characterised by substantial homes set amidst mature trees and greenery. Just minutes from the South Downs National Park, the area offers a wealth of open, green spaces, including Three Cornered Copse, Hove Park and Hove Recreation Ground. Fashionable Seven Dials is within walking distance, providing an array of amenities from artisan bakeries and coffee shops to restaurants and wine bars, while the city centre, shopping districts and seafront are also easily accessible. For commuters, the location benefits from excellent connections via Preston Park Station and the A27/A23, offering fast and direct access along the South Coast, to London and nearby



# The Spinney



Ground Floor  
Approximate Floor Area  
1529.33 sq ft  
(142.08 sq m)

First Floor  
Approximate Floor Area  
1027.74 sq ft  
(95.48 sq m)



Approximate Gross Internal Area (Including Garage / Passageway) = 237.56 q m / 2557.07 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.