



*Dyke Road*

BN1 3JA

mishons

A stunning five-bedroom, five-storey Victorian townhouse, ideally positioned on the fringe of everything Brighton has to offer. Step off the lively streets and into this effortlessly stylish home, where classic period charm meets cool, contemporary living.

From the moment you enter, you're greeted by beautiful original stripped wood flooring and a soft, neutral colour palette that runs throughout the home, creating a fresh and elegant atmosphere.

The ground floor hosts a generous, double length living room, cleverly arranged into two distinct zones. The front area exudes grandeur with a striking fireplace and intricate wall and ceiling detailing, while the rear section currently serves as a peaceful study. This versatile space could also function as a library, formal dining room, or an extension of the main lounge. Also on this floor is one of the home's two bathrooms, stylishly tiled and finished with a luxurious copper rain shower.

On the first floor, you'll find the family bathroom, a serene and sophisticated space complete with a freestanding roll-top bath, perfectly placed to enjoy rooftop views over Clifton Hill. Adjacent is the principal bedroom, which spans the full width of the house. Painted in Farrow & Ball's 'Sulking Room Pink', this room offers a warm and tranquil retreat.

The second and third floors house four further double bedrooms, three on the second level, and a lovely guest room on the top floor. The upper rooms enjoy elevated views over the elegant neighbourhood.

The heart of the home lies on the lower ground floor, a wonderfully spacious kitchen and dining area designed for both functionality and flair. The minimalist kitchen is expansive, with plenty of worktop and surface space. The adjoining dining area seats 8-10 comfortably and features a standout exposed brick chimney breast that adds texture and warmth.

As you'd expect from a period property, there are delightful quirks throughout, handy storage nooks, external vaults, and charming details that make this home truly unique. A separate utility room, equipped with additional appliances, provides extra convenience for modern family life. From here, you can access the private garden patio, which is low-maintenance and something you can make your own.

Perfectly located just moments from Brighton Station and the vibrant Laines, and offering an abundance of space, style, and character, this exceptional home is not to be missed.

 **Guide Price** £925,000

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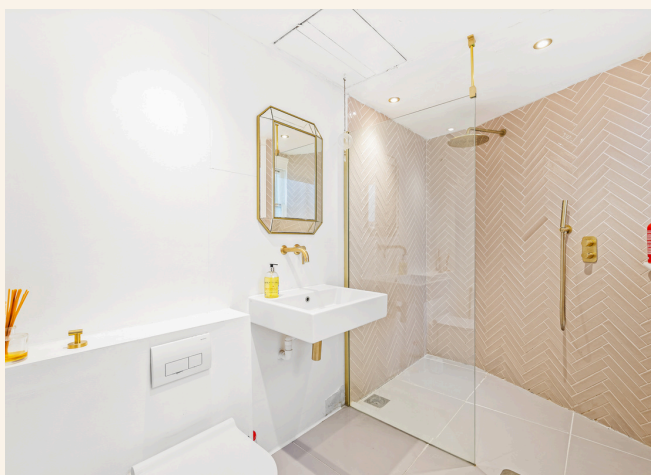
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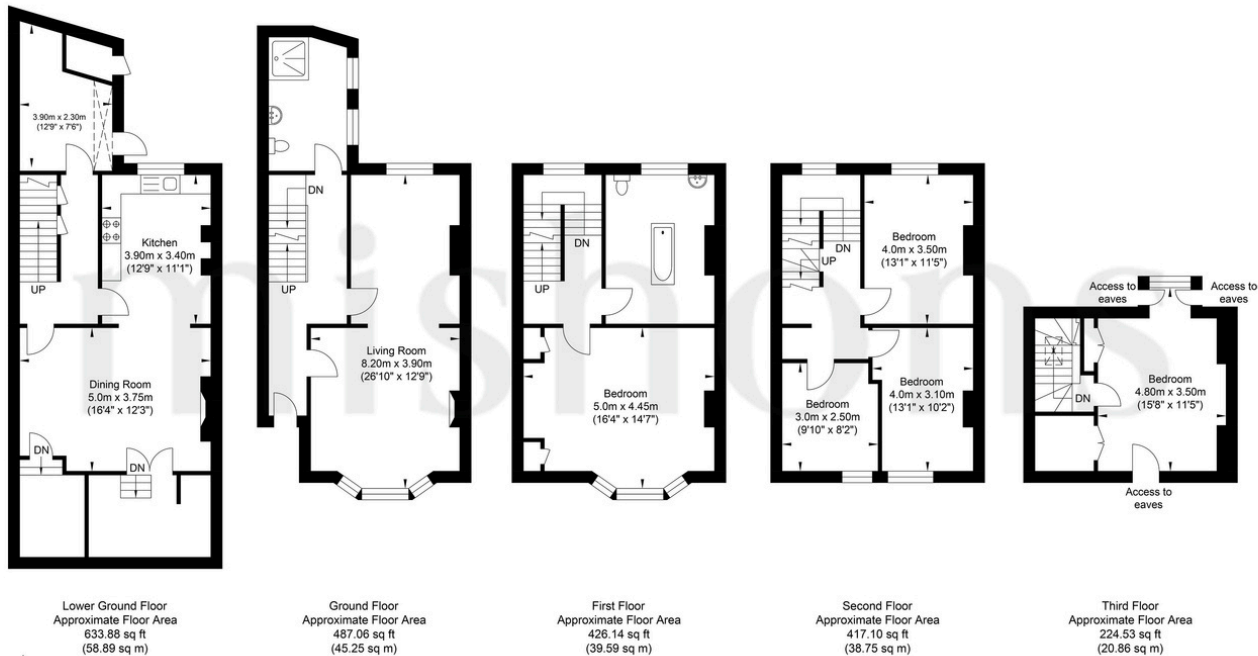






TOTAL FLOOR AREA:  
203.34 sq m | 2188.73 sq ft

# Dyke Road, Brighton



# Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

## Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

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2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.



Whatever you're looking for...  
*We'll help you find it.*

✉ [sales@mishons.com](mailto:sales@mishons.com)

☎ 01273 77 88 77

94 Church Road, Hove, BN3 2EB

Monday-Friday: 8:45 am - 6 pm

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