

# **BRIGHTON-LETS PROPERTIES**

## **-TO LET-**

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### ***Dyke Road, Brighton, BN1 5AE***

Brighton Lets have great pleasure introducing to the market a stunning semi-detached THREE/FOUR BEDROOM HOUSE. The property is close to renowned schools and in one of Brighton and Hove's premier residential areas, with OFF STREET PARKING FOR UP TO FOUR CARS and a further integral GARAGE. Unfurnished.

Arranged over two floors, the accommodation extends to 1,442 ft<sup>2</sup> (134m<sup>2</sup>) and is EXCELLENT DECORATIVE ORDER throughout in a neutral décor. The ground floor comprises of a spacious dining room/bed four with lovely bay window, a VERY SPACIOUS DOUBLE ASPECT LOUNGE with newly installed top quality TRIPLE FOLDING DOUBLE GLAZED DOORS and a charming LOG BURNER. A modern fully fitted kitchen/breakfast room with high gloss units and French doors out to the patio is on this level plus a separate STUDY and downstairs cloakroom/W.C. Stairs lead up from the welcoming and spacious hallway to the first floor level where there is a large family bathroom and three double bedrooms. The master bedroom features a West facing BALCONY and EN-SUITE shower room. The 62' REAR GARDEN is mainly lawn with a spacious patio section and corner SUMMERHOUSE.

The house has been recently modernised with careful attention to detail including double glazing, cavity wall insulation, a recently installed gas central heating boiler, and loft insulation. Internal inspection is strongly recommended to fully appreciate this charming family house. £2600 pcm.



## **GROUND FLOOR**

### **ENTRANCE HALL**

Large reception hall, staircase to first floor, under stairs storage area, radiator with radiator cover, doors to;

### **DINING ROOM/BEDROOM FOUR**

16'2" x 12'9" (4.93m x 3.89m). Charming walk-in bay window with front aspect with fireplace (non-working).

### **KITCHEN/BREAKFAST ROOM**

12'4" x 11'8" (3.76m x 3.56m). Recently fitted kitchen/breakfast room with a range of white high gloss base and wall mounted units, white working surfaces with brushed aluminium edging, four ring ceramic hob, circular stainless steel sink unit with separate drainer, stainless steel double oven, integrated dishwasher, integrated wine cooler, integrated fridge/freezer, integrated washing machine, radiator, grey tiled floor, recessed ceiling down lighters, double glazed French doors to rear garden.

### **LOUNGE**

16'6" x 15'9" (5.03m x 4.8m)

Fabulous spacious double aspect room with top quality powder coated aluminium double glazed triple folding doors out to garden, additional window with side aspect, feature fireplace with wood burner, radiator.

### **STUDY**

6'9" x 6'3" (2.06m x 1.9m). Double glazed window with aspect to side, recently fitted wall mounted gas boiler.

### **SEPARATE CLOAKROOM/WC**

Leaded light window to side aspect, low level WC, wash hand basin.

## **FIRST FLOOR**

### **LANDING**

8'5" x 7'3" (2.57m x 2.2m). Spacious landing area with original leaded light stained glass window, loft access hatch.

### **BEDROOM ONE**

11'8" x 11'2" (3.56m x 3.4m). Double glazed French doors to balcony, built-in wardrobe cupboards, bi-folding door to;

### **EN-SUITE SHOWER ROOM**

Double length shower with tiled splash back, wash hand basin, chrome heated towel rail, recessed ceiling down lighters.

### **BALCONY**

West facing balcony with front aspect.

### **BEDROOM TWO**

11'9" x 10'1" (3.58m x 3.07m). Double glazed window, two double built-in wardrobes.

### **BEDROOM THREE**

11'8" x 9'8" (3.56m x 2.95m). Double glazed window with front aspect, radiator.

### **BATHROOM**

Spacious room with double glazed window with rear aspect, white contemporary bathroom suite comprising freestanding acrylic bath, pedestal wash hand basin, low level WC, radiator.

## OUTSIDE

### FRONT

Off street parking, access to garage.

### GARAGE

Single garage with up and over door.

### REAR GARDEN

Approximately 62' long. Patio area leading to lawned garden with planting borders, summerhouse and brick paved patio area around lounge doors. Side gate with access to front of the property.





**Call Lynne at Brighton Lets  
for more details and for viewing appointments  
07932 627744**