



inspired **design**
wilbury gardens, bn3
£1,950,000

brandvaughan
exceptional**homes**



wilbury gardens inspired design

The exterior of this elegant, detached Victorian villa is immaculate, with a pale gault brick facade where the architectural features have been picked out in cool grey. Inside however, it is so much more. High ceilings with a wealth of original features and generous room proportions greet you. The house has depth, and is spread over three floors; each one homely and spacious, and all decorated with a classic, rich Victorian palette. It has seven double bedrooms on the upper two floors; one of which is currently a sound proofed recording studio, and the four generous reception rooms span the full width of this double fronted family home. The contemporary kitchen leads out to the west facing garden, which is a delight; set to lawn, with mature beds and fruit trees, and its proximity to several popular schools, parks and Hove Station, mean this house would be desirable to many - in particular anyone who needs to commute, and for those looking to live amongst a family friendly, close knit community.

why you'll like it...

Style:	Detached Victorian villa
Bedrooms:	7 double inc. a fully equipped recording studio
Living rooms:	4-5 inc. large kitchen / breakfast room
Area:	3880 sq ft 360.4 sq m.
Outside:	West facing rear garden with planting to front
Parking:	Off street parking for two cars and permit parking zone T



why you'll like it...

Wilbury Gardens and the surrounding streets have been hugely popular with families and professionals alike for many years now; not only for the attractive Victorian architecture, but also because you are so well located to access the city, the beach and several parks on foot. The primary schools with catchment are Ofsted 'Good-Outstanding', and you are in the catchment for one of the most sought after secondary schools too.

This detached family home sits on a quiet tree lined road, and you approach the original front door, flanked by Corinthian pilasters, and into a sizable vestibule with hooks for coats and space for shoes and boots. An internal door then leads you through to the graciously wide entrance hall where the original finials and cornicing remain, and where the scale and exquisite styling of the house becomes apparent. The ceilings are wonderfully high on this floor, so the sashes in the front reception rooms are tall, making each room light and airy, and it is immediately clear that the current owner's have a refined eye for colour, which has been cleverly used throughout this unique property.



First to the right is the formal living room, and the first glimpse of the bespoke colour palette used throughout; often in panel blocks in both rich and muted, and always complementary tones, which take advantage of the room's proportions, their use, and blend beautifully with the original character of the building. In here is a soothing blend of dusky rose and champagne pink, and the floorboards have a wash of blue grey. The fireplace is open; as they are in almost every room, and this has a grand marble surround with a cast iron insert. This room has been opened up to the rear reception room which is currently used as an office, where the deeper colours harmonise with teal, which is continued onto the woodwork and the fire surround.

The house is symmetrical, so these reception rooms are repeated to the left as you enter, and these are used as a dining room, again with a marble fireplace, and adorned with period detailing. The room to the rear is a cosy family snug, where the nostalgia of the Victorian era is evident; dominated by darker shades, and where the space for the original kitchen range now houses a wood burning stove.





Juxtaposed and in complete contrast to this, is the stunning contemporary kitchen and breakfast room which spans the width of the house to the rear. The seamless units gleam in a cream matt finish, and both these and the central island are topped with pale Corian, from which the two sinks are also formed. The shelving is lit from below, and the Smeg appliances are all integrated to include a double oven, two fridge freezers, the grill, a six rig gas hob, and the dishwasher. Mid grey Marmoleum flooring flows throughout, and into the dining area, and French doors again lead out to the west facing garden. This is perfectly sized for children's play equipment, which can easily be stored away when entertaining, as this is the prime spot for summer parties.

Returning to the house, along the hallway and up the stairs, russet carpet leads throughout the upper staircases and along the landings. The first half landing has a utility room and the family bathroom which services four of the bedrooms on this floor. It has a clean crisp decor with white brick tiling around the modern bathtub and walk in shower, and the walls add a splash of colour in soft lime. The rear bedroom is generous double with garden views, and is a tranquil space, just right as an office or an au pair's room perhaps?



There are four further double bedrooms on this floor, each one as spacious as the next, and all are with the same rich decor to echo the rest of the house. The master bedroom has an en suite shower room with pewter tiling and an authentic style wash stand, and whilst these rooms have ample space for freestanding wardrobes and storage, there is a wall of storage solutions to share on the landing.

The top floor has two more double bedrooms with Velux windows, and another shower room, plus one of the rooms is fully equipped and sound proofed to be used as a recording studio complete with secondary glazing and sound insulation between the floors.

This is such a versatile and characterful house which has been beautifully maintained and loved over the years, and is the ideal home for families looking for the quintessential Hove lifestyle by the sea.



Bear in mind

There are two huge and undeveloped loft spaces above the rear bedroom and the upper floor bathroom should you require even more space! Subject to planning consents of course.

The studio has also been sound-proofed and makes for a perfect space as a music room or perhaps a quiet gaming room.



Owners Secret

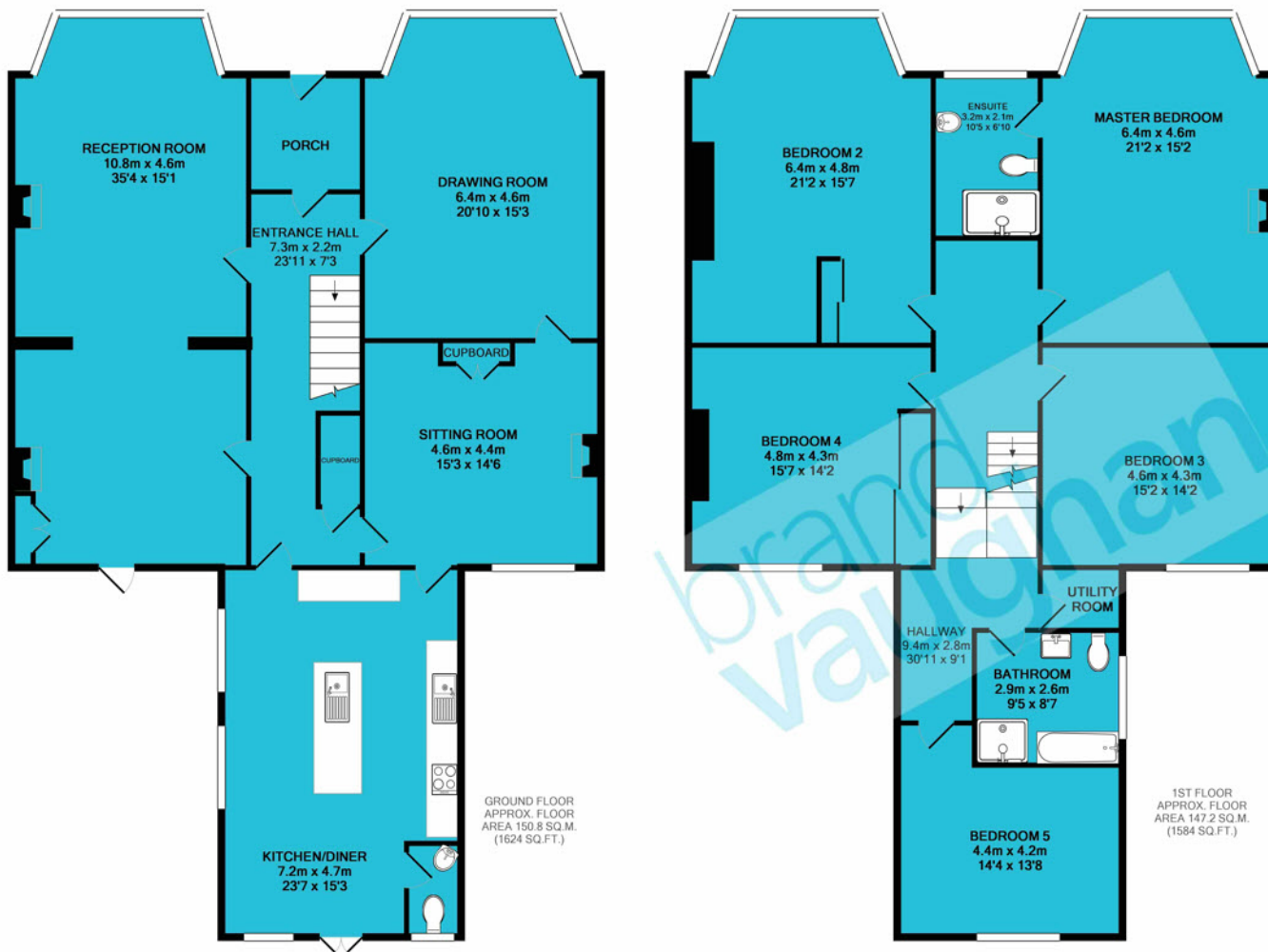
"This has been a fantastic and unique family home for the last 10 years, which the children have adored growing up in. As commuters the Station has been a godsend, and you couldn't ask for a better community to live amongst. We have held many parties here and have formed lasting memories - we will be sad to leave."



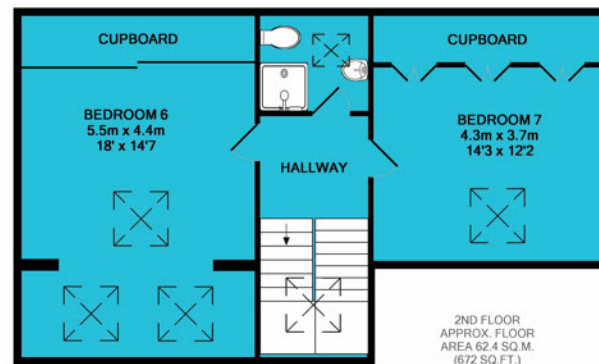


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TOTAL APPROX. FLOOR AREA 360.4 SQ.M. (3880 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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where it is

Shops: Local 5 minute walk, North Laines / City Centre 10 minute drive

Train Station: Hove station 3 minute walk and Brighton station is a 6 minute drive

Seafront or Park: Hove Park 3 minute walk and seafront is a 15 minute walk

Closest Schools: Primary: West Hove Primary
St Andrews CofE

Secondary: Blatchington Mill
Cardinal Newman

Private: Brighton College
Windlesham
Brighton and Hove High
Lancing, Bede's

This is a stunning family home in a popular location which is well served for shops, parks and schools. There are plenty of local green spaces, and great transport links, but you are also only a short walk from everything this vibrant coastal city has to offer. The A23 and Hove Station are also within easy reach, for those requiring fast links to Gatwick or London on a daily or weekly basis.



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