



exceptional **edwardian**
wilbury crescent, bn3
£1,000,000 - £1,100,000

brandvaughan
exceptional**homes**



wilbury crescent exceptional edwardian

Generous room proportions, bespoke contemporary design and a wealth of period features greet you when you enter this beautiful family home. It stands on a tree-lined crescent in central Hove, and while it is quintessentially Edwardian, it has been renovated using the finest quality materials and workmanship to bring it into the 21st Century. With two vast reception rooms; including the exceptional kitchen and dining room extension, plus four large double bedrooms, it is the perfect home for families of all ages. The Mediterranean garden is a treat for the senses, and is wonderfully private due to the its lush green borders, and has ample space for entertaining and for children to play. For commuters, Hove Station is an easy stroll, as are some of the cleanest beaches on the coast, and with so many outstanding schools in catchment, this house is sure to be coveted by many.



why you'll like it...

Style:	End of terrace Edwardian house
Bedrooms:	4 double; 1 en suite
Living rooms:	2 exceptional
Area:	2100 sq. ft. 195.1 sq. M.
Outside:	East facing rear garden
Parking:	Permit parking zone O



why you'll like it...

Wilbury Crescent and the surrounding streets have been hugely popular for many years now; for both families and professionals alike. The wide tree-lined avenues and striking architecture certainly give the area plenty of curb appeal, but you are also perfectly positioned to access the city, the coast, and several high performing schools. The London commute is made easy with Hove Station nearby, and if you travel by car, the A23 is five minutes away; it really does tick every box.

This stunning home sits at the top of the crescent, and its immaculate façade is a fine indicator for the quality finish inside. The wide bay windows have been replaced with timber frame double glazing; in keeping with the original style, and the woodwork on the beamed gable, the balcony and the front door has been picked out in cool grey. Set back from the road by a neat front garden, the path winds its way to the grand front door, and once inside, it is clear the current owners have a refined eye for colour and interior design.

The living room:

While this room is graciously proportioned and naturally lit through the west facing bay window, it was always intended as a snug room, so rich tones and luxurious fabrics have been used to achieve this. Farrow and Ball's Downpipe has been used on the walls, with plush carpets just one shade lighter, and these have been softened by the English rose print on the designer wallpaper decorating the alcoves. The Edwardians favoured classic interior detailing, which is evident in the original coving and the limestone fire surround, and the cast iron fireplace is open to warm the space during the cooler seasons. This is a comfortable room for cosying up on sofas with the family or friends, or ideal for families with older children who may like to entertain independently on occasion.

The family kitchen and dining room:

Gloriously bright; light streams into the kitchen and dining room from the east, and through several skylights on the vaulted ceiling. It is the heart of the home with space to cook, dine and socialise, and a second reception area provides space to relax by the Chesney wood burning stove in cream. The beautiful hand-built bookshelves were designed and made locally by Grain Furniture as was the kitchen. They were both designed to be sympathetic to the period, but they have the functionality for modern living. In the kitchen, the fridge freezer, dishwasher, slim wine cooler and wine storage have been integrated, and two ovens have been placed in a tower for easy access. The blue-grey units are topped with marble, and into this, the induction hob and sink have been seamlessly cut-in. With the look of brushed concrete, the quality vinyl flooring brings the colour palette together, and visually separates the dining and seating areas. The utility room is separate, and is far larger than you would usually find. It doubles up as a work space, and has units to house the washing machine, tumble dryer and the new Megaflow heating system.



The garden:

Bi-folding doors from the dining area frame verdant garden views and open to the patio area which becomes a seasonal extension of the space. With a scented pine, an olive tree and several fruit trees, the garden has a feel of the Mediterranean, and it is not overlooked at all. It is large enough to catch the sun throughout the day in high summer, and it is perfectly sized for children's play equipment, without compromising on lawn space. Ideal for entertaining, you can spill out from the house onto the decked terrace where you can sit and dine al fresco, undisturbed other than birdsong and the breeze in the trees.

The first-floor bedrooms and bathroom:

Returning to the house, you climb carpeted stairs to the first-floor where there are three beautiful double bedrooms, the largest of which spans the front of the house with access to the west facing balcony. The windows have been adorned with plantation shutters in white to mirror those in the living room below, and they look out to the mature trees and attractive homes opposite. The exceptional finish continues up here with immaculate woodwork picked out in white, and the wall colours have been chosen to complement the tiles inlaid to the original fireplaces which are found in every room. To the rear, bedrooms three and four have tranquil garden views, and these rooms are conveniently close to the family bathroom. This is a chic room with a wet room style shower with a rainfall head and a deep bathtub with a corner tap so you can sit comfortably at either end. The tiles surrounding are a delicate grey with a slight pearl effect which gives them an antique look and a luxurious finish.

The master suite:

A forest of Cole and Son trees rises-up the stair well to the second floor for dramatic and dreamy effect. It is the perfect decoration for this double height space, leading to a large landing which is in used as a comfortable home office. A door leads from here to the master bedroom suite which has been built into the loft space, but has a full width dormer to maximise headroom. Bespoke wardrobes have been built-in, and a wide picture window brings in views across the city scape towards the south and east below vast and ever-changing skies. Brighton's newest landmark: The i360, can be spied in the distance, reminding you just how close to the coast you are.

Charcoal tiles and dark wood storage are a classic combination for the en-suite shower room proving that no corner of this impeccably stylish home have been left un touched.

This beautiful home has an effortless elegance and impeccable style, and a sense of space and light that only few houses bring. Perfect for a growing family; but also, a wonderful home in which to entertain, in a vibrant and cosmopolitan city.







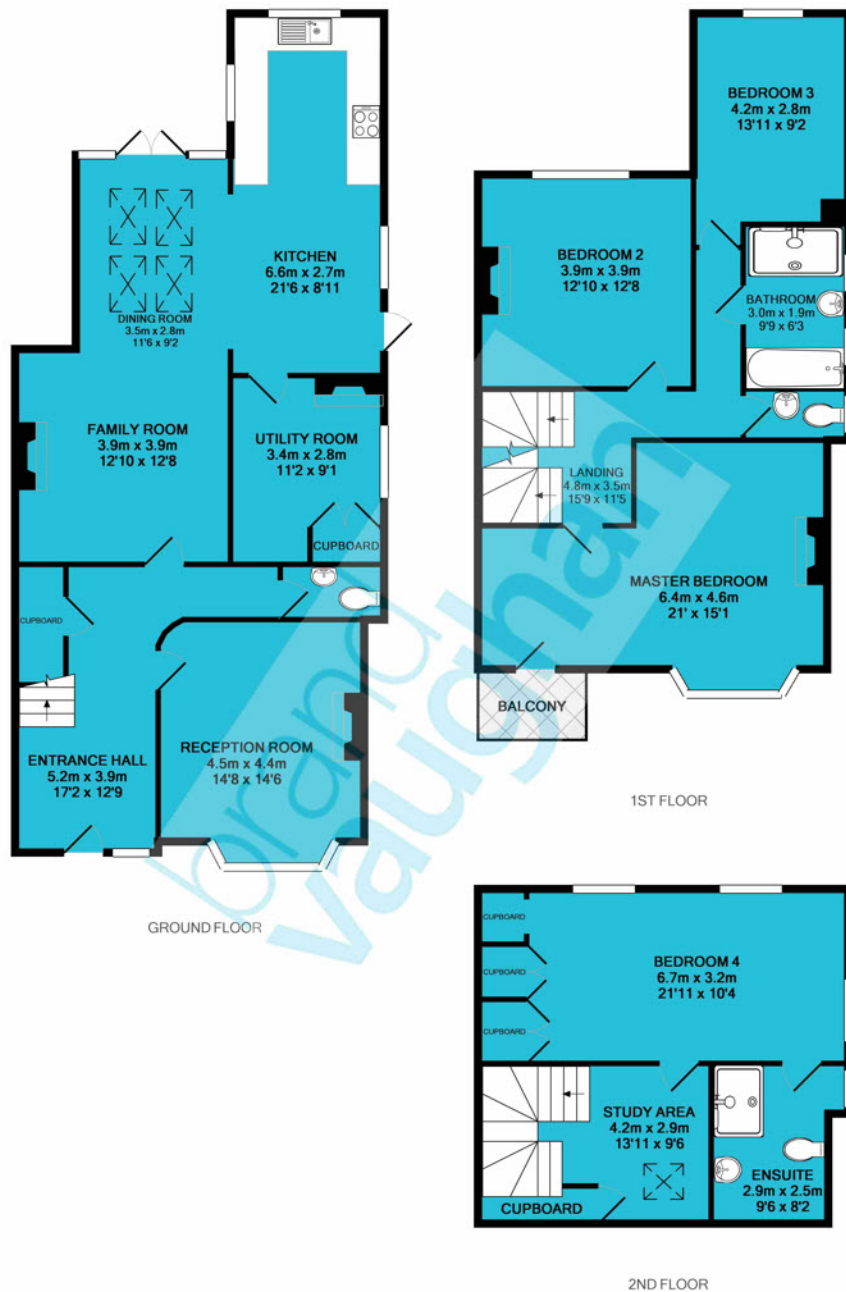
owners **secret**

"This is such a wonderful area to live in - particularly with children. There is a real sense of community and it is safe for them to play out, or walk to the schools and parks. We have enjoyed entertaining at home as there is so much space, but it works well for family life too as you don't feel on top of one another."

bear **in mind**

There is an outbuilding in the garden which was previously used as a recording studio, but could be converted for a plethora of uses as it already has a window and an electricity supply.





TOTAL APPROX. FLOOR AREA 195.1 SQ.M. (2100 SQ.FT.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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where it is

Shops: Local 3 min walk, Church Road 10 min walk, Brighton town centre 20 min walk

Train Station: Hove Station 10 min walk, Brighton Mainline 20 min walk

Seafront or Park: Hove Park 12 min walk, Seafront 12 min walk

Closest Schools: Primary: Hove Primary School
Brunswick Primary

Secondary: Hove Park
Blatchington Mill
Cardinal Newman
BHASVIC sixth form

Private: Lancing College
Windlesham Prep
Brighton and Hove High (GDST)

This stunning home is beautifully situated in a prestigious area with lots of local shops, and the beach on your doorstep. The city centre shopping districts and parks are also within easy reach, and this home also offers easy access to Hove Station and the A23/A27 which have direct and fast access to the universities, the airports and London.



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