



luxurious parkside  
bishops road, bn3  
£1,350,000 - £1,400,000

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## bishops road

### luxurious parkside

Innovative design has created a uniquely glamorous yet practical five bedroom home which brings with it a standard of luxury rarely seen on the market. Set in landscaped grounds, there's a garage and driveway for parking and running the expert planning is a high tech but ecologically sensitive ethos. With an excellent address by the leafy acreage of Hove Recreation Ground and within a two minutes of Hove Park with its playground, café and courts, the local schools are good and have access to some of the best private schools in the county, including Lancing Windlesham, Brighton and Hove High and Brighton College. Local shops serve every need and the relaxed café culture and fashionable shopping of Church Road is a five minute drive. For those who enjoy a healthy, outdoors lifestyle, both the Downs and the Downs are easy to reach whilst commuters will like the proximity to both Brighton and Brighton Stations serving Gatwick and London, although should you need the car, the A23/A27 and M23 are within easy reach.



## why you'll like it...

Style:	Contemporary detached house with 2010 warranty
Bedrooms:	5 double
Living rooms:	2 spacious
Area:	3047 sq. ft. 283.1 sq. m.
Outside:	Landscaped gardens
Parking:	Garage and drive



## why you'll like it...

Step into a glamorous lifestyle in this striking home with its strong, clean lines enhanced by white render and grey aluminium energy efficient windows, which keep the house airy in summer but cosy during winter, and lights powered by the solar roof panels guide you to the integrated remote-controlled garage - so no more getting wet!

Inside, the sleek lines continue in the stunning hallway, designed to impress with a double height, glass walled entrance, a sculptural floating staircase and views through the house to the garden, and the welcome is also warm as the Italian porcelain underfoot, which continues throughout the ground floor, conceals underfloor heating. The attention to detail includes the carefully tucked away chic guest cloakroom and internal door to the garage.

### the family room

A quiet refuge where you can relax with the family, this sunny room can be reached from both the hall and the main living space between which are stylish opaque glass doors which you can slide open to join the room together for parties but which also slide closed, allowing the family a degree of privacy from each other, particularly when their teenage friends arrive bringing their music....



### the living space

With a big wow factor, this huge room provides open plan living at its most sophisticated with a stylish living area, wired with Sonos for surround sound and with plenty of space to relax as a family or to enjoy with friends. Future proof, space has been deliberately created at the far end of the room for a lift, should need arise. Party perfect, the far wall of glass brings the outside in and folds open to a spacious sun terrace and garden, ideal for al fresco entertaining as it's so sheltered and lighting's already in place. Inside, the fabulous German kitchen, although social, is safely tucked away from the main flow in and out of the garden behind a breakfast bar and has a stylish mix of black and textured white units which are topped by creamy silestone work surfaces. All the integrated appliances are high spec and include a five ring Neff gas hob, a Neff combi and fan oven with a warming tray, discreet extractor, fridge, freezer and dishwasher, and two levels of lighting with dimmers enable you to choose the mood. As you'd expect of a home of this quality, there's a separate utility area tucked away elsewhere.





the sun terrace and garden

Sunny, spacious and another 'room' of the house during the summer, the broad terrace is paved with ample room for al fresco dining, and wall lights are already in place. Skilfully thought through, this area's cleverly sheltered by retaining walls, in the centre of which a wide staircase leads up to a broad lawn with beds planted for all year interest. The symmetry continues in the twin side paths leading to secure gates on each side of the property, so muddy paws can be dealt with before going into the house.



the first floor luxury bathroom and four double bedrooms

At the top of the fabulous oak and steel staircase, the landing not only has spectacular views but the considerate, family friendly design continues in the two vast cupboards placed at strategic points. To the left, at the front of the house, the double guest room is currently used as a home office, and there's plenty of space for two to work comfortably whilst leaving room for a bed! Next door, the luxury bathroom has natural light, a shower above the bath and sleek, soft close black drawers beneath the hand basin. There's a heated rail for towels, and underfloor heating for toes. Across the hallway, the second of the quiet double rooms is also at the front, with calm décor and leafy views - the Recreation Ground is just to your left. Running along the back of the house, two more double rooms are generous in size and each have glamorous French doors opening to glass Juliette balconies, so you can enjoy the garden even from bed - and the mature, evergreens at the back of the garden make these rooms very private as well. Both bedrooms have en suites which are fashionably wet room in style. and they are mirror images of each other, one with delicate, natural colours, the other a dramatic, lustrous black.





### master bedroom suite

Upstairs, the jewel in the crown of this accomplished design is the tranquil master bedroom, which is both big and bright with tree top views, so when you open the windows, all you hear is birdsong. Ready to move into with 5 wardrobes all built in, there's also a private en suite shower room with underfloor heating and which wouldn't look out of place in a glossy magazine. The wet room style shower has led lighting inset into the wall, there are twin hand basins with storage beneath them and a there's also a heated towel rail, so you should feel totally pampered!



### Bear in mind

Built to exacting standards of ethical and efficient energy conservation, this development has high specification acoustic and heat insulation and underfloor heating. Solar panels mean reduced energy bills and there's also rain water harvesting in the garden. It's also worth noting that the design incorporates "the house for life" requirements with level access as well as stairs to the front door and wheelchair friendly door widths.

### Owners Secret

"Although the location's convenient, it's really peaceful and private here. We've also enjoyed how the space responds so easily to entertaining friends!"

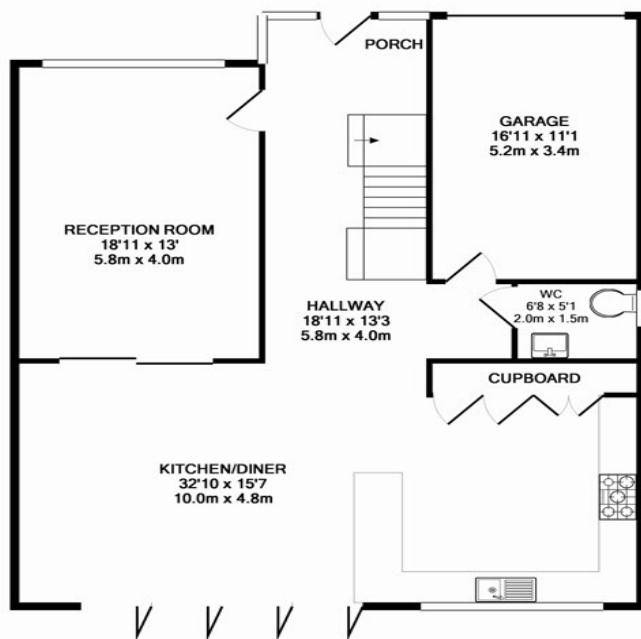




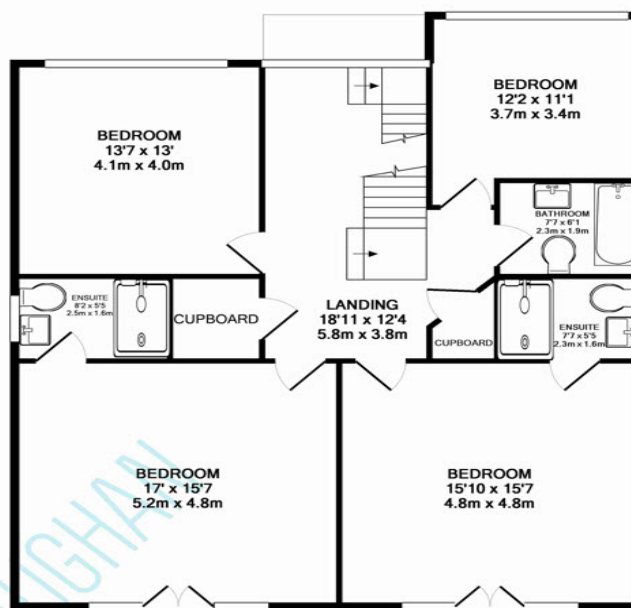




## where it is

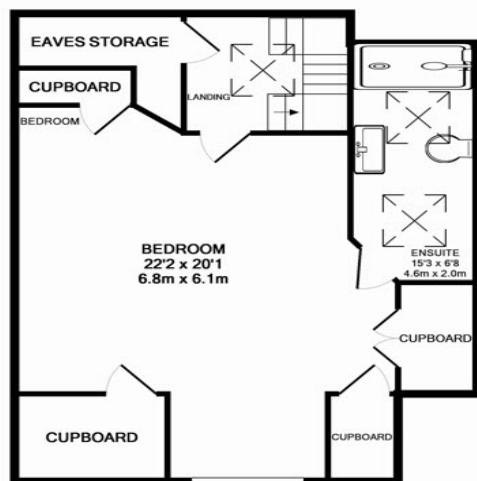


GROUND FLOOR  
APPROX. FLOOR  
AREA 1194 SQ.FT.  
(110.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1167 SQ.FT.  
(108.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 3047 SQ.FT. (283.1 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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2ND FLOOR  
APPROX. FLOOR  
AREA 686 SQ.FT.  
(63.7 SQ.M.)

**Shops:** Local 2-3 minutes walk, Church Road a 6 minute drive

**Train Station:** Hove Station 5 minutes, Brighton Station 10 minutes

**Seafront or Park:** Park is obliquely opposite, beach under 10 minutes

**Closest Schools:** Primary: Aldrington C of E, Cottesmore St Mary's

Secondary: Hove Park, Cardinal Newman

Private: Lancing Prep, Windlesham, Brighton and Hove High, Brighton College

This luxury home is in a prestigious area of the city, nestled between the sea and the Downs and although the city centre's just minutes away, it's quiet and safe with local amenities serving your every need. Local schools are good- and within walking distance, and there's access to some of the best private schools in the country as well, including Lancing Prep and Brighton College. Hove Park, which is just moments away has, amongst other attractions, a playground and cafe which is always full of local parents playing with their children. Teenagers and those who like to keep fit are also catered for with 3 football pitches, 7 tennis courts and a basketball court, and Hove Recreation Ground, with several rugby/football pitches has its own community too, with dog walkers and joggers of all ages enjoying the space. Between both Brighton and Hove stations serving Gatwick and London, the theatres of the West End are easy to reach, so this prestigious area has always appealed to actors and professionals who want to return home to peace and quiet. Now, with the nearby A23/A27 and its swift connections to the Amex Stadium, this area is becoming even more glamorous - with this innovative contemporary home being built to prove it. Move over Hollywood!



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call: 01273 221102

117-118 Western Road, Hove, BN3 1DB