



architectural **revival**
hill brow, bn3
£1,500,000

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hill brow architectural revival

Mid-Century Modernism has made a comeback in the world of architecture, and this outstanding, detached four-bedroom home celebrates this style to perfection. It resides in one of the city's most prestigious areas: within the Tongdean and Withdean Estate, and while so many homes in this area have since removed all trace of their original 1960s character, this house waited patiently for its revival. This came about just two years ago, when the current owners saw its potential and were inspired by the exquisite, far-reaching views and the bright and open living spaces. While they have added a two-storey extension and fully renovated every room, they have blended much of the original detail with a contemporary palette and design, and the results are exemplary. Built into the hillside, it has a quirky 'upside-down' layout to take full advantage of the outstanding views from the main reception room which cover the surrounding woodland, then across the city to the sea. The west facing garden is also open to the south, so it gets the sun throughout the day during summer, and with a heated swimming pool and two sun terraces it is ideal for both family enjoyment and sophisticated entertaining. This is a superior home which is also perfectly located for some of the most sought after schools in the city, and has excellent transport links by train or car for the London commuter, making it a hugely desirable property for those looking to live in luxury; perfectly positioned between the countryside, the city and the sea.



why you'll like it...

Style:	Modernist, detached house (1969)
Bedrooms:	4 double; 1 en suite
Living rooms:	2 generous and open plan
Area:	2637 sq. ft. 245.0 sq. m.
Outside:	Large tiered rear garden with heated pool and 2 west facing terraces
Parking:	Double garage and hardstanding for up to 7 cars

why you'll like it...

The property is in one of the most prestigious roads in the city, occupied by very successful millionaires & billionaires, business people. The house was designed by a mid century architect who understands the importance of the principals of 'genius loci' - specific to site. It is a unique & upside down property designed to take advantage of sea & woodland views & built on a favoured hillside plot, with westerly garden, and having sun in selected areas of the garden & house throughout the day. It has the advantages of a peaceful countryside setting & stunning sunsets, with the convenience of the city 10 minutes away. There are large solid hard wood windows. The current owners have just over a year project managing the complete renovation & have greatly extended the size the house to an extremely high standard. It incorporates large modern double height extension with stunning views, with frameless glass balcony, and over size steel folding doors to bedroom & kitchen. Innovative high end smoked glass German designer kitchen, with top of the range fittings, Fisher Paykal fridge freezer, designer brushed steel tap, extremely costly Calacutta Nuvo stone waterfall worktop & breakfast bar, induction hob, designer French flooring. Limestone finish bathrooms, with underfloor heating, walk in showers, integrated lighting design, complete new gas supply changed from oil boiler system to brand new mega flow & heating system, smoked grey oak flooring through living room, upgraded windows, new alarm, re-landscaped front garden & a rear patio area (integrated lighting design) , renovated pool & surround, new garden room with lighting, and internet. The house has been rewired house, and there is a new electric garage door.



Kitchen:

Immediately impressive, the kitchen forms part of the extension creating a generous room with ample space for everyday living and entertaining. Built using only the finest materials and craftsmanship, the units are German designed; made from smoked glass and topped with pale quartz. They run along two walls forming an L shape, while an island sits centrally with the Siemens induction hob inlaid. This also forms a breakfast bar creating another social space with a wine fridge usefully integrated below. The dishwasher, electric oven, warming drawer and microwave have also been integrated and space has been left for an American fridge freezer. Light streams in through the full height, west-facing window, framing delightful skylscapes above the treetops of the copse. You could easily place your dining table here, but it works perfectly well as a seating area, and at night it is atmospherically lit by a pendant chandelier.

A door leads out to an external, but covered, staircase and boot room leading out to the front of the house. This is secure, and ideal for bringing in muddy paws, wellies and buggies which can be cleaned in the neighbouring utility room before bringing them in to the immaculate house. You can also access the double garage from the utility room which has a newly fitted roller door.



The Living and Dining Room:

Expansive walls of glass, clean lines and wide open floor plans were also hallmarks of the 1960s-residential style, but these elements bring a statement of the era, rather than total revivalism in here. The immediate impact of this room comes from the large picture windows on both the southerly and westerly walls, each one bringing sensational views. You can see vast expanses of sea over the city's rooftops, and the trees to the west are abundant with autumnal notes. Like live paintings, these views remain ever-beautiful while changing with the seasons throughout the year. There are clearly defined areas for formal dining and comfortable seating, and the open fire awaits to warm you during the cooler months. Accessible from both the kitchen and the hallway, this entire floor flows beautifully creating the perfect atmosphere when entertaining in number, and as the weather heats up, you can spill out onto the balcony to catch the last of the summer sun.

Bedrooms 2-4 and Bathroom 1:

The striking stairwell, with its dramatic feature wall clad in black timber, takes you down to the lower floor and to the bedrooms and bathrooms. Bedrooms two and three are sizable doubles with plenty of built-in storage and garden views, and both have been carpeted for added warmth and comfort. Bedroom two is currently used as a second reception - a feature many families with older children appreciate, as they like to entertain independently on occasion, and this room, like the living room above, is double aspect with pale timber flooring. A wall of sliding doors open to the paved sun terrace which spans the rear of the house, becoming a wonderful extension of the space during summer, and is wonderfully private due to the open position of the house, and the mature trees at the far end of the garden.



These bedrooms share the use of the family bathroom which has again been expertly designed, and would not look out of place in a boutique hotel. A freestanding slipper-bath takes centre stage while a wet-room shower is in place for when time is of the essence. This has a smooth pebble floor and a rainfall shower-head, and the luxury finish continues with limestone and slate wall tiles. The contemporary vanity unit and wall recesses provide storage for your toiletries, and the underfloor heating and towel rail ensure the space stays gloriously warm on chilly mornings.

Master bedroom suite:

Formed from the lower floor of the extension, this is another generous room with a wall of bi-folding doors connecting it to the outside. Pale latte carpets and soft white walls serve to brighten the space further, yet this room also remains homely, and it is sizable enough to contain a king-size bed, a seating area, and several pieces of bedroom furniture without compromising on floor space. To the left is a deep walk-in wardrobe with enough space for even the keenest fashionistas, and the en suite echoes the contemporary style of the family bathroom. Another freestanding bathtub stands on limestone flooring, and the wet-room shower has a wall of mineralised slate for dramatic effect.





Gardens and outdoor office space:

Outside, the terraces and garden have been landscaped within the last year to create three separate zones for relaxation, dining al fresco and for children to play. From the upper sun terrace, steps lead down to the heated swimming pool where the family can swim and sunbathe during the summer, and there is a pool room and changing area, plus an outdoor shower post-swim. It is a treat for the senses out here with eucalyptus and maple trees attracting wildlife, and the lawn is ideal for children's play equipment while remaining low maintenance. For the green-fingered there is ample opportunity for planting in both raised and border flower beds, and at the bottom of the garden, a peaceful home office has been insulated and renovated for use throughout the year. It has an electricity supply and heating, and is versatile enough for a plethora of uses; a gym, workshop or summer house perhaps.



Bear in mind

There is a brand-new gas central heating system in place, and the upper floor has been fully sound-proofed for the sleeping areas below.

Owners Secret

"We were immediately sold on this house when we saw the wonderful views, and as designers we could see the huge potential to use the space to create a stylish and contemporary family home. The garden is a joy during summer as it is perfectly private and it receives the sun right through the day, and while it is incredibly peaceful here, the city, beach and countryside are easily accessible, so you don't feel cut-off - indeed, you get the best of both worlds."







where it is

Shops: Local 6 min walk, city centre 10 min drive

Train Station: Brighton Station 10 min drive, Preston Park 10-15 min walk

Seafront or Park: South Downs 5 min drive, Seafront 10 min drive

Closest Schools: Primary: West Hove Primary, Hove Primary School

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Windlesham

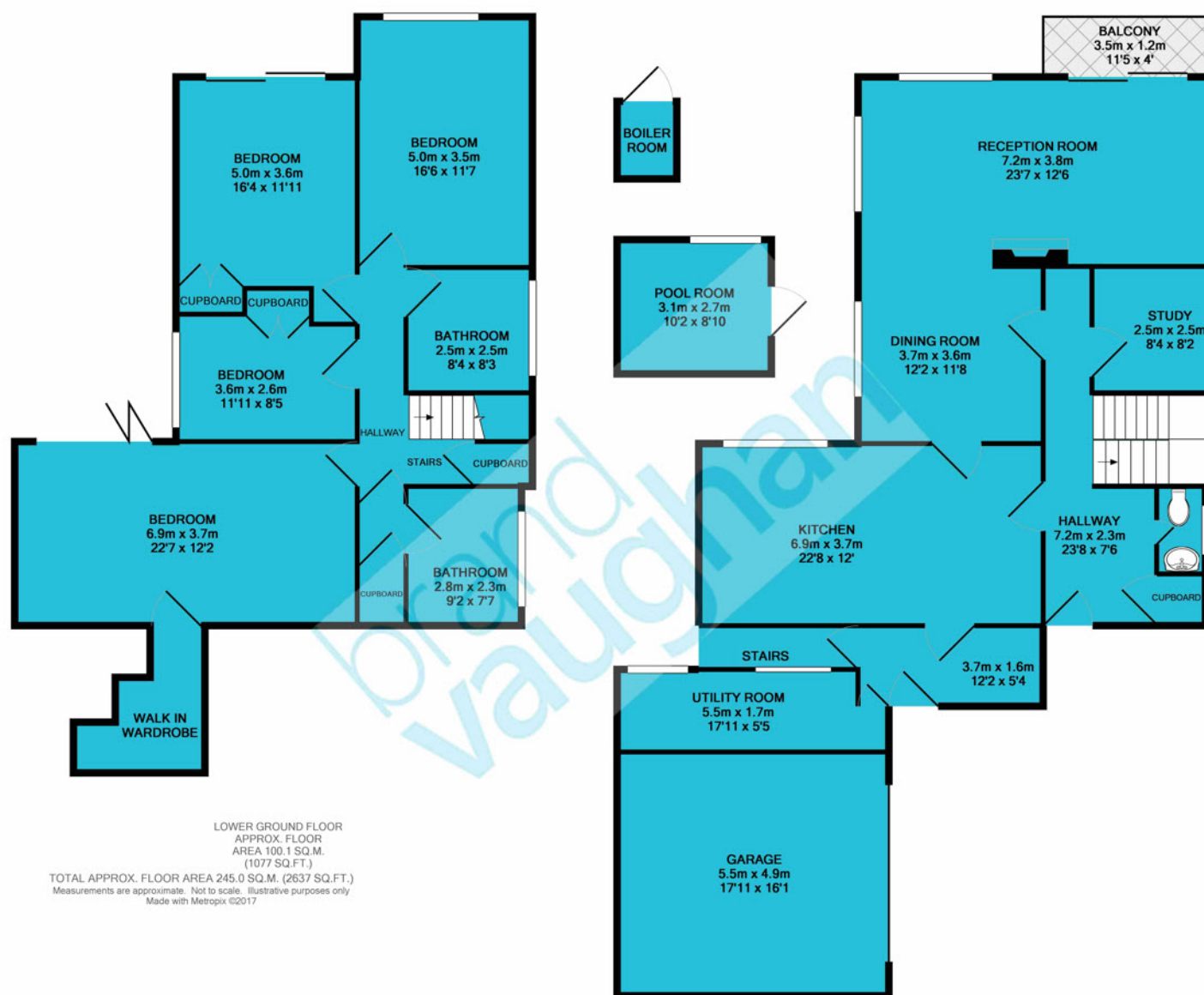
This stunning home is beautifully situated in a prestigious area with lots of local green spaces, and the South Downs on your doorstep. The city centre shopping districts and beach are also within easy reach, and this home also offers easy access to the A23 which has direct and fast access to the airports and London.



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call: 01273 221102

117-118 Western Road, Hove, BN3 1DB



TOTAL APPROX. FLOOR AREA 245.0 SQ.M. (2637 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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GROUND FLOOR
APPROX. FLOOR AREA 145.0 SQ.M. (1560 SQ.FT.)