







## Bear in mind:

These exclusive homes with private beaches rarely come on to the market



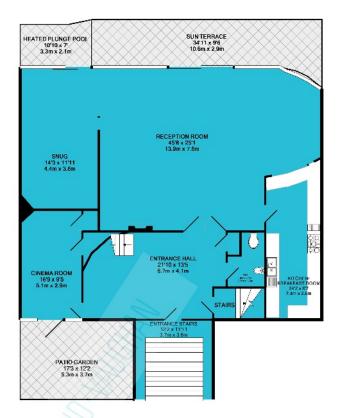


## Owner's secret:

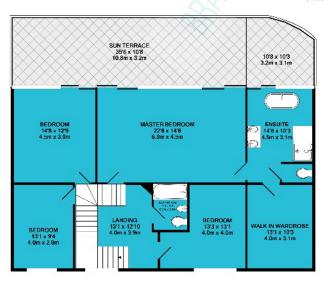
"If you value privacy, this home is ideal, but you will also be close to things that you need as a couple, theatres, restaurants, and stations as well as having access to some of the best schools and nice, safe playgrounds."







GROUND FLOOR APPROXIFICOR AREA 1895 SCIET. (176 0 SQ M.)



IST FLOOR APPROX. FLOOR AREA 1272 SQ.F (118.1 SQ.M.) where it is

Shops: Church Road about 4 minutes. Station Road

walkable in 5

Train Station: Portslade a 5-10 minute walk, Hove Station

about a 10 minute drive

Seafront or Park: Own beach, Wish Park 5 minutes

Closest Schools: Primary: West Hove

Secondary: Kings, PACA

Independent: Brighton College, Brighton and

Hove High, Lancing

Brighton and Hove is a cosmopolitan south coast resort famous for its history and flamboyant Regency architecture as well as its beaches, Pier and glamorous Marina. Known for its festivals celebrating the arts and relaxed café culture there are countless shops, restaurants and bars to explore on the nearby Church Road, along the seafront, in the characterful Georgian Lanes or in the fashionable central shopping districts, and all are easy to reach from this exclusive home. With your own beach, you are just a stroll from a local water sports centre and a playground for children with a café, and local shops, schools and a station serving London are not far to walk. It is also close to several bus routes serving the city centre and coast, and for those who need to commute by car, the A23 and A27 are both readily accessible and there is a garage with the property.



brandvaughan exceptionalhomes

call: 01273 683111 110 St Georges Road, Brighton, BN2 1EA