



peaceful parkside

south avenue

£1,500,000

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## the property

Big, bright rooms for entertaining, a spacious south facing garden with a pool and peaceful, private bedrooms make this handsome Arts and Crafts house a pleasure to live in. There's four bedrooms in the main house and the lower floor is arranged as a one bedroom apartment for a nanny, with outside access as well as the internal stairs. In a prime position within an exclusive area, this charming home is opposite the lake of Queen's Park, which also has a playground, café and tennis courts. Local shops and good primary schools, including St Luke's and the award- winning Brighton College are within a short walk and the beach is close by. Socialites will enjoy its proximity to the relaxed café culture of Kemp Town and the theatres of The Lanes, and the city centre's easy to reach as is the cosmopolitan Marina. For those who love the outdoors the magnificent South Downs National Park surrounds the city with bridle paths and villages to explore. Close to several bus routes, older children have a degree of independence, commuters will like the 10 - 15 minute bus ride to the station with its fast links to Gatwick and London, and investors will appreciate the large loft which is ripe for development - subject to the usual consents- and its position between the Law Courts, Amex and the Hospitals.



## in brief...

Style: Semi-Detached house with one bed apartment

Main House:

Bedrooms: 4 doubles

Living rooms: 2 Large

Apartment:

Bedrooms: 1

Bathrooms: 1

Living rooms: 1

Outside: Front balcony, south garden and swimming pool

Parking: c zone

Location: queens park

Sq ft 3,338 sq ft







## Why you'll like it

This spacious house is light and airy and has an expert balance between sophisticated entertaining areas and private family rooms, and although it isn't listed, precious period detail has been carefully retained. Set back from the quiet road by an attractive front garden, this appealing home has a balcony looking over the park, beautiful stain glass windows and the smart front door opens into a broad and inviting hallway, comfortable home.





## the kitchen/kitchen diner

Running from the front of the house to the balcony at the back, this side of the home is beautifully planned with a spacious snug where tall, folding doors between it and the kitchen keep your options open when entertaining and allow for a degree of privacy, so the family isn't on top of each other all the time. There's a red tiled fireplace and glistening stain glass and with a high ceiling, the room is very comfortable, as well as stylish.

The kitchen diner is big and bright, with green units which echo the garden and conceal sophisticated storage. The wood work surfaces are family friendly and the Stoves multi fuel range could stay, subject to circumstance and negotiation, together with the ice dispensing fridge freezer. Between the two windows in the east wall- for the morning sun- the big ceramic sink has a fabulous hose tap and a drinking water tap as well, as there's a salt water filtration system throughout the house to make the water soft. (Which is good for machines but also great for your skin!) There's ample room for a family table where the children or your partner can join you to finish homework as you create supper. The door in the west wall leads to the dining terrace by the reception and ahead, another glass wall opens to a veranda for breakfasts and the stairs to the south facing garden.









## the reception

Full of sunshine, the reception spans the full depth of the house and has elegant windows at the front, one with fabulous views over the park and the other has decorative stained glass. At the far end of the room, the glass south wall brings the garden in and folds open to a colonial style balcony, perfect for parties. Broad enough for a dining table, al fresco dining is made easy as the balcony also connects to the kitchen. Inside, there's plenty of space to enjoy and light and airy in the summer, the fireplace now houses a Caronne wood burner on a black stone hearth which adds both character and warmth in the cooler months.









## the parkside balcony and master bedroom

There is a wonderful balcony looking over the lake, clock tower and leafy acreage of Queen's Park, and just one step takes you to the restful master bedroom, where you can enjoy the views from windows in two walls, so large that you can relish them even from bed - and as there's a sweep to the quiet road opposite, this room is not over looked so it's very private, too. With tasteful decoration, you can move straight in, and there's a period fireplace with delicious Art Nouveau detail









## the first, central bathroom

Central to the ground floor and stylish, the Japanese soaking tub has a waterfall tap. Large cupboards provide ample storage and plumbing for utility machines, and there's a contemporary hand basin beneath the large window.





## the lower floor

With underfloor heating throughout, the lower floor is organised for a nanny, visiting friends or for very lucky teenagers, but clearly in a house of this size it is flexible of use. Built in an age reliant on natural light, this spacious lower ground apartment has plenty of it, and on a hill, this level opens into the sun filled south facing garden.

Mirroring the ground floor, two generous rooms extend through the depth of the house, the sitting room to the left being used as an art room and gym whilst to the right, the large bedroom opens to the paved terrace leading to the main garden. Between these two rooms, a door leads from the kitchenette to the garden, and opposite is a glamorous shower room with lots of storage.



## three more double bedrooms and luxury bathroom

On the first floor, this charming house really spreads its wings. You can bathe in glory in the third bathroom within the house, the light touch of the design also making sure that it's central and accessible for all the bedrooms. With a fabulous whirlpool bath, it's big enough for a large walk in shower as well, and the floor is heated. You can see glimpses of the sea between distant buildings, the hand basin rests a wooden shelf and there are luxurious waterfall taps.

Two quiet double bedrooms to the front and at the rear, the fourth double bedroom of the main house has large windows looking over one of the most prestigious views in Brighton - of Queen's Park and its lake.









## Bear in mind:

Homes at the south end of Queen's Park, with their sought after south facing gardens, do not appear on the market very often.



## Owner's secret:

"The location is ideal as it is central but quiet. It has been a very happy family home big enough for friends and family and an easy base for activities as well as entertaining. We have loved the space inside and outside, we've enjoyed the change of seasons in the Park."





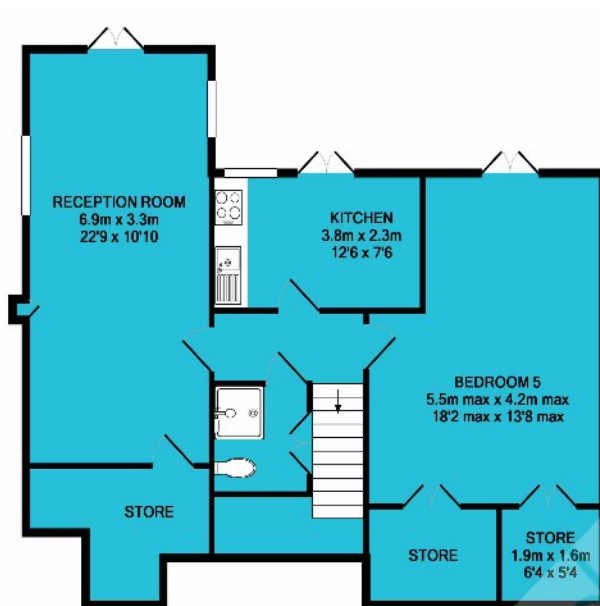


## the garden and pool

Broad steps lead from the breakfast terrace to the heated pool which has a strong cover and a waterproof surround with space for a table and chairs. To the right, a rose covered arbour offers a scented step to a large lawn, surrounded by imaginatively planted beds, and beyond the picket fence at the back, raised beds are perfect for vegetable and fruit cultivation. Behind you, there's room for a big family table on a paved terrace by the house, shaded by the balcony above and the garden is secure, with a locked side gate, ideal for bikes and paws.



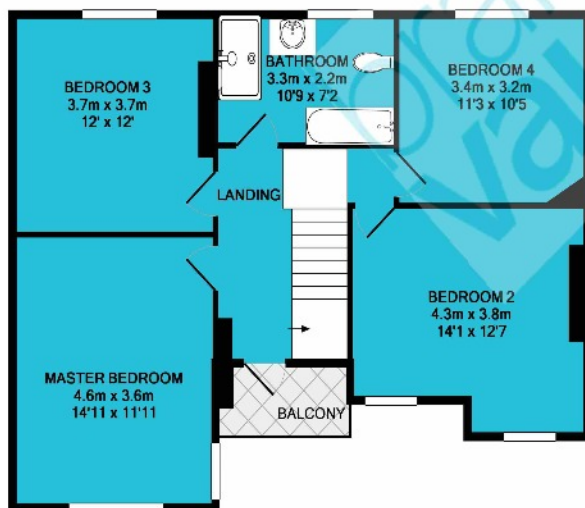
where it is



LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 251.0 SQ.M. (2702 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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- Shops:** Local shops 2 minute walk, St James' Street 8 minutes, The Lanes about 15
- Train Station:** Brighton mainline 10 min by bus/20 min walk
- Seafront or Park:** Park is opposite, Seafront about 5-10 min walk
- Closest Schools:** Primary: Queen's Park Primary, St Luke's  
Secondary: Varndean or Dorothy Stringer  
Private : Brighton College, Brighton and Hove High, Roedean, Lancing

This bright, spacious home is opposite Queen's Park which has playground, café, tennis courts and a lake and is only a short walk from the popular Kemp Town Village which hosts good schools including Brighton College as well as the Hospital and lots of beaches! The Lanes, theatres and city centre are all easy to reach as is the Marina with its cinemas, restaurants and health club and the Downs are nearby. Close to several bus routes, access to the University campus' on Lewes Road and at Falmer is easy, as is the journey to Brighton station, with its fast links to Gatwick and London.



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