



flawless parkside

west drive, bn1

oieo £1,500,000

exceptionalhomes
by brandvaughan



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Built between 1898-1901 with the elegant, airy proportions of the Age of Empire, this impressively located semi-detached house has spacious, flowing accommodation with an exceptionally beautiful classical finish but all the benefits of contemporary conveniences and technology: Excellent contemporary heat and sound insulation is concealed behind walls and beneath aged floor boards, the original windows and roof have been re-hauled, the wiring is new and a state of the art kitchen has been installed, so fabulous that it appears on television cookery programmes.

Privately set back from the sweeping Drive, the house rises in both prosperous and green surroundings behind a walled front garden and hard standing. The smart front door is beneath a sheltering porch and opens into an unusually wide lobby where generations have placed their boots on the strikingly tiled floor, beyond which an imposing hallway with a high ceiling and gleaming floor glints with the colours thrown in by the hand-painted inner door.

why you'll like it...

- Style: Double fronted Edwardian terraced house
- Bedrooms: 6 double; 2 bathrooms
- Living rooms: 3 very spacious including kitchen extension
- Area: 3548 sq. ft. 236.7 sq. m.
- Outside: South facing walled rear garden
- Parking: Permit parking zone O



why you'll like it...

The Drawing Room and Formal Dining Room:

The magnificent drawing room has delicately toned Little and Greene Company wallpaper in a classical style to blend with the age of the house and there is a carefully sourced cornice around the lofty ceiling. Beautiful views of the park are brought in by the generous bay window at the front, and the original fireplace beneath a broad arch is open for intimate evenings, the new dimmer switches thoughtfully put in to assist in the change of mood. Next door, the formal dining room is currently used as a comfortable playroom, and also has a handsome working fireplace whilst intricate fruit and vines jostle for position high above your head. There is a single door into the stunning kitchen, also reached through the hall, and beneath the expertly envisioned contemporary skylight, with energy efficient argon filled glass, the unique Victorian exterior doors remain, stretching almost from floor to ceiling, sweeping open into the extensive kitchen/family room.

The Family Kitchen

Spanning the entire width of this substantial house, this fabulous room is filled with light. Created in 2012, two traditional sash windows to the south are complimented by a vaulted sky light above the dining area. At the back, a glass ceiling slopes down to the west wall which is made up of doors folding out to the immaculate sun terrace and landscaped garden, an airy and timeless design reminiscent of a Victorian Orangery but perfect for contemporary living - especially as there is now a Sonos music system connected to the speakers in the ceiling. The sophisticated plan of the handmade De Vol kitchen has in built flexibility, as the glamorous breakfast bar, complete with drinks fridge, can be moved over the forgiving Amtico flooring into different positions within the space. The inspired fusion of old and new has a 3 oven grey Aga which is backed up in the summer by an adjacent Gaggenau 2 ring hob and both a Neff microwave/oven and steamer which are integrated into the subtly painted units at eye level. Topped by beautiful marbled Silestone surfaces, which are resistant to staining, the integrated dishwasher is also very 21st century whilst the double FRANKE butlers sink evokes images of this homes long experience. Blissful in the summer when the western wall is opened onto the terrace, this room is a favourite of the family as it allows freedom for both children and guests to freely flow between the inside and outside space.



The Sun Terrace and Landscaped Garden

The sun terrace, paved with limestone and large enough for stylish alfresco dining is the same level as the kitchen, and child friendly bull nosed steps lead up to a spacious lawn with a south facing seating area to the right. Imaginatively planted, the garden flower beds opposite are actually deep enough to establish vegetable patches should you so desire, and there is discreet lighting around the garden already in place for you. Completely enclosed, this quiet oasis is ideal for children and pets. Returning to the house, as you would expect of a home refurbished to this exacting standard, there is a separate utility room, and at the bottom of the stairs is a newly added guest cloakroom with a repositioned original window and a white suite in a traditional style in keeping with the age of the house.

The First Floor

Sweeping up broad stairs to the first floor past a stain glass window which softens the light, the house really spreads its wings. The luxury bathroom is conveniently central to this floor, the Fired Earth limestone tiles concealing gorgeous under floor heating. Large enough for both a double ended Bette bath and a separate shower with a Hansgrove rainfall head, the Imperial sink has a generous marble surround with useful storage beneath it and there is also more storage outside in the hallway. Walking along the "west wing", towards the back of the house, there is a peaceful bedroom on the right with an original fireplace and views across a sedum roof, brimming with spring bulbs, and in the generously sized bedroom at the back, which also has a delightful fireplace, you can hear nothing but birdsong. Heading towards the main stairs again, you pass beneath the access to the substantial attic and a few steps then take you up to the third double bedroom with views over the "green" roof to the garden and which has an elegant tiled fireplace. At the front of the house is a light and airy bedroom of restful proportions with a graceful bay window bringing in views which change with the seasons: In winter you can see through to the park lake and down the hill to the sea, whilst in the summer the room is full of trees in leaf and scented air. Ideal as a nursery or a dressing room, next door is a dreamy single room with French doors opening onto a sunny veranda.

The Master Suite

With stunning views, the immaculate master bedroom is both private and peaceful. Careful positioning of power points gives you flexible options of bed placement and, currently used as an office, you also have access to the CAT 5 and Sky connections which are throughout the house. Next door is a fabulous en suite with a free standing claw footed bath and a Heritage shower with self-cleaning glass and there is both a heated towel rail and underfloor warmth, and opposite is a large storage space, ideal as a walk in wardrobe.





owners **secret**

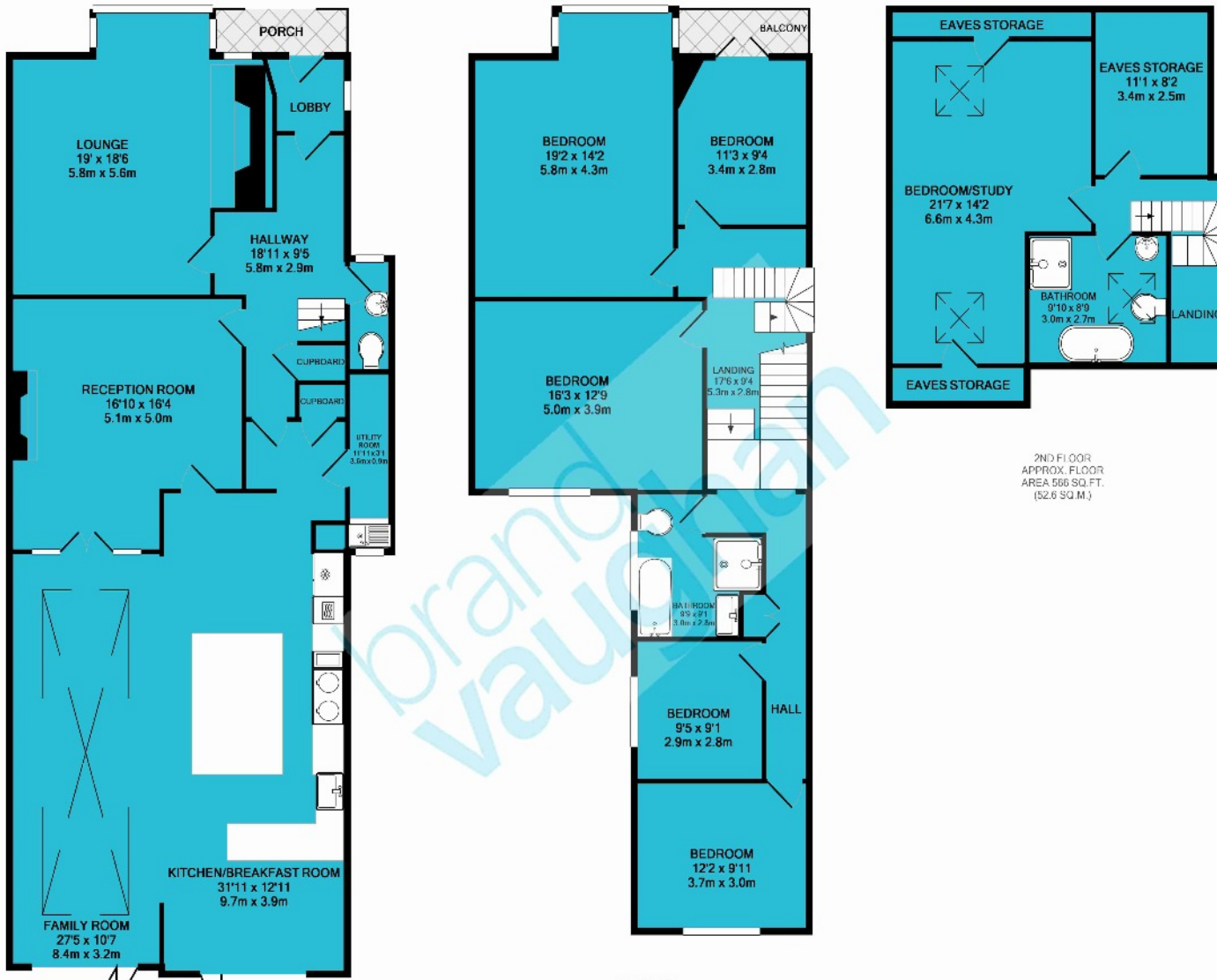
"This is a very comfortable family house in a convenient in a friendly and safe location, so the older children can go the park or walk to Brighton College together"

bear **in mind**

This beautifully decorated home feels like a traditional Victorian Villa but has all the benefits of modern, high spec conveniences and technology including rare off street parking outside.



where it is



TOTAL APPROX. FLOOR AREA 3126 SQ. FT. (290.4 SQ. M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 32016

Shops: Local shops 2 minute walk, St James' Street 8 minutes, The Lanes about 15

Train Station: Brighton mainline 10 minutes by bus, a 20 minute walk

Seafront or Park: Park is opposite, Seafront about 5- 10 minute walk

Closest Schools:
Primary: Queen's Park Primary, St Luke's

Secondary: Varndean or Dorothy Stringer

Private: Brighton College, Brighton and Hove High

Queen's Park is much sought after, particularly by young professionals and families because of its proximity to the Hospital, seafront and popular schools including the award winning Brighton College. Centrally located, with the fashionable Lanes, Theatre and seafront within an easy walk, Brighton's mainline station and the A23 are also within easy reach, making this home a viable prospect for those requiring fast and frequent access to the Airports or London.

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