



architectural masterpiece
hill drive, bn3
£1,750,000

brandvaughan
exceptionalhomes



hill drive architectural masterpiece

Built to the highest specifications, and completed only this year, this exceptional and contemporary home is a sight to behold. Not only is it exquisite architecturally, both inside and out; internally, the finish is truly exemplary. Bespoke design and a refined eye have come together to create this sensational family home; unique amongst its neighbours with Scandinavian influence. Every wall, vaulted window and technological gadget has been thought of, and fitted using only the finest materials and workmanship, conforming to the highest ecological specifications. It is spread over two floors; which are almost fully glazed on their east and westerly sides, and all four bedrooms are the epitome of luxury. Lighting, entertainment, security and sound systems are integrated throughout the house, and can be remotely operated, and in more clement weather you can enjoy the landscaped garden, heated swimming pool, hot tub or sunken garden terrace for utmost privacy. This house exudes finesse and taste, and would be the perfect abode for those who like to entertain, but also require excellent transport links, and wish to live in an exclusive area where the quintessential 'Hove' Lifestyle is on your doorstep.



why you'll like it...

Style:	Detached house built in 2017
Bedrooms:	4 double; 3 en suite
Living rooms:	The entire top floor is open plan (125 m. sq.)
Area:	3666 sq ft 340.6 sq m.
Outside:	Large landscaped rear garden with heated pool, hot tub, sunken terrace, Juliet balcony to the front
Parking:	Secure gated hardstanding for up to 5 cars

Why you'll like it

What was once a very modest bungalow in the prestigious and leafy area of Tongdean, can now only be described as an architectural masterpiece. This visually mesmerising home stands apart from its neighbours in its uniqueness, with a minimalist white render exterior, vast vaulted windows and dark slate roof which, when lit-up in the evening is quite a spectacle. You approach it through secure gates to a large parking bay – ideal when entertaining friends, and climb up to the elevated ground floor entrance. With fingerprint entry, your door opens to a generous entrance hall where the light and the scale of the house become immediately apparent. The stairs to the first floor are ahead, and these have glass balustrades leading to the galleried landing creating a well for the light to stream in from the tall windows above.



Open plan living room and kitchen

Entirely open plan, but cleverly zoned, this floor provides the perfect balance between home comforts and a luxury lifestyle. The east and westerly walls are entirely glazed into the gables, framing the most exquisite land and skylscapes across the Preston Valley one way, and opening to the beautifully landscaped garden in the other. To the right, and with plush grey carpet underfoot, you can relax in the seating area in front of the Bio Ethinol fire (the most economical fuel system) which has been set within a striking, split-face slate wall. To the left is the generous Rotpunkt, German design kitchen and breakfast room which has a wall of gleaming white units into which the dual oven, espresso machine, full-height fridge and freezer have been seamlessly integrated. An island topped with Dekton, in slate grey tones, sits centrally to the space with a white Corian breakfast bar at one end creating an ultimately sociable space. This is ideal for both formal dining and chatting to guests as you cook, as the induction hob, extractor and sink have been perfectly inlaid. A dishwasher and wine fridge have also been integrated, and these lit by pendants from above for atmospheric. During the summer the doors on either side can be opened to allow for cross wind ventilation to cool the space beautifully too.



Gardens and outdoor office space:

Using crisp modern lines and atmospheric lighting, this garden is a joy both day and night. Taking centre stage is the heated swimming pool, plus a hot tub to enjoy as the weather cools, and during summer, with the sun loungers out below hot blue skies, you could be in Miami! With pale slate flooring and immaculate topiary flanking the walls, it is a stylised look, but one which is low maintenance, and a striking wall of purple adds a welcome splash of colour.

There are areas of quality astroturf for children to play safely upon, and steps lead down to a private sunken garden which is accessible from the lower floor too.

At the end of the garden, an attractive garden building spans its width providing space for a gym and an office, with a separate WC and west room. Plans were put in place to create a sauna in here too, but it is really versatile to suit your needs, and could be anything from a work space to an annex as it has water, heating and electricity supplies.



Master bedroom suite:

Double aspect and of gracious proportions, this room is both bright and homely. You look out over the luscious greenery of your surroundings, and the interior is sumptuous – not looking out of place in a luxury hotel. With recessed ceiling lighting and subtle designer paper on the walls, the room glistens, and another slate wall with eco fire inlay adds character and style to the space. A sizable dressing room with storage solutions for every couple's needs has automatic lighting, and next door the en suite bathroom is a dream. Porcelain flooring with a mineralised slate effect adds drama, and the Porcelanosa bathroom suite and fittings have a chic and polished finish. With a contemporary freestanding bathtub, you can while away the hours, and a below the giant monsoon shower in the wet room, you can revive every morning.

Bedrooms 2-4 and bathrooms:

There are three further on the ground floor, two of which have en suite bathrooms, and all with the same impeccable finish as the rest of the house. The two smaller bedrooms were built with children in mind, so they have starry, LED skies inlaid to the ceilings, but would be a delight at any age, and luxury dove grey carpets flow throughout for continuity. Each of the en suites and the family bathroom have also been fitted to the highest specifications, and they all have built-in sound systems.







This immaculate home has an air of grandeur, impeccable style, and a sense of space and light that only a new home can bring. Perfect for a growing family; but also a wonderful home in which to entertain, in a vibrant and cosmopolitan city.



Bear in mind

There is planning permission for a garage to be built should you require one. The ground floor ceiling heights are higher than average to give sense of height and space.

Owners Secret

"We put our hearts and souls into creating this home, and we are really proud to with the exceptional result. It is fantastic for entertaining, yet it is extremely private, and whilst you feel tucked away from the city; you can still pop to the beach, the countryside or go shopping with ease."





where it is

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

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

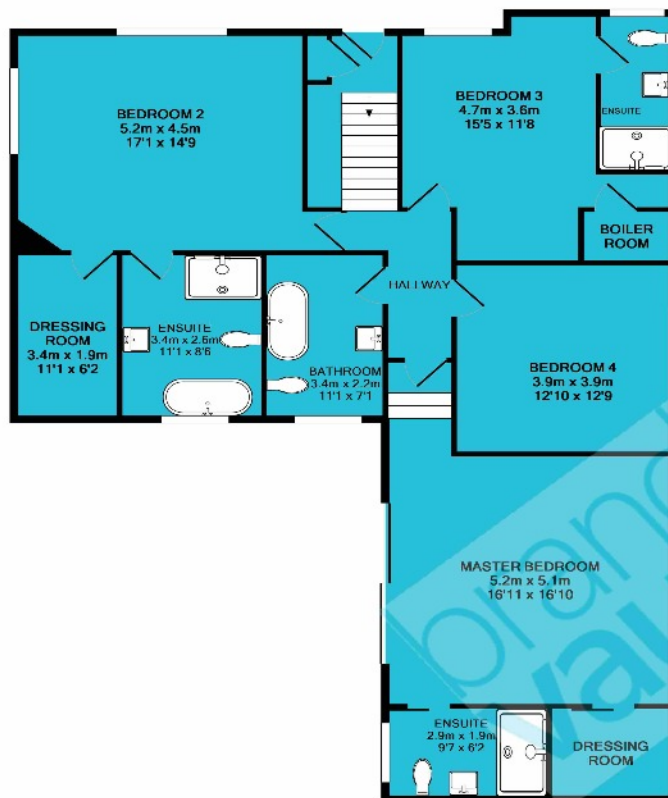
Seafront or Park: South Downs 5 min drive, Seafront 10 min drive

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

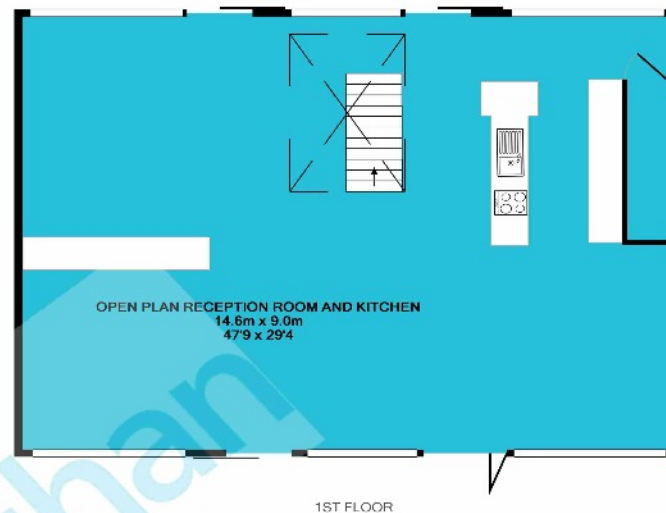
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Windlesham

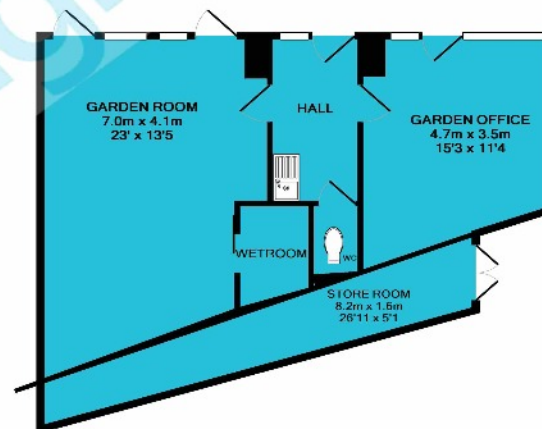
This stunning home is beautifully situated in a prestigious area with lots of local green spaces, and the South Downs on your doorstep. The city centre shopping districts and beach are also within easy reach, and this home also offers easy access to the A23 which has direct and fast access to the airports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



GROUND FLOOR



1ST FLOOR



OUTBUILDING

(TOTAL APPROX. FLOOR AREA 340.6 SQ.M. (3866 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropac 10/2017



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