



effortless elegance  
harrington road, bn1  
£1,500,000

brandvaughan  
exceptionalhomes



## harrington road

### effortless elegance

Built in 1873, these substantial villas were amongst the first to be developed in the area, and as was always intended, they hold an air of grandeur, with space and light of utmost importance. Set well back from the road by an ample and immaculate front garden, this house is uniquely beautiful on the approach, with a classically tiled path and steps leading up to the veranda, and a grand front door flanked on all sides by the prettiest stained glass decoration. Looking as pristine as the day it was built, you can immediately tell this house has been expertly maintained, using the finest materials and craftsmanship. The Canadian slate roof was replaced only ten-years ago, and below the aesthetic, the very bones of the house have been renewed to include a full re-wire, cavity insulation and window restoration.

Upon entry, the scale and beauty of the house become immediately apparent. A striking turning staircase with the original ornate balusters, rises through the house past another stained-glass window which filters a warming light into the elegant entrance hall. With soaring ceilings, and a marble chequerboard floor, it is a joy to return home to each day, and it is a fine indicator for the quality finish in the rest of the house.



## why you'll like it...

Style:	detached house
Bedrooms:	5 double
Living rooms:	3 exceptional
Area:	2665 sq ft 247.6 sq m.
Outside:	Extensive manicured rear garden
Parking:	off road parking in driveway for two cars

Built in 1873, these substantial villas were amongst the first to be developed in the area, and as was always intended, they hold an air of grandeur, with space and light of utmost importance. Set well back from the road by an ample and immaculate front garden, this house is uniquely beautiful on the approach, with a classically tiled path and steps leading up to the veranda, and a grand front door flanked on all sides by the prettiest stained glass decoration. Looking as pristine as the day it was built, you can immediately tell this house has been expertly maintained, using the finest materials and craftsmanship. The Canadian slate roof was replaced only ten-years ago, and below the aesthetic, the very bones of the house have been renewed to include a full re-wire, cavity insulation and window restoration.

Upon entry, the scale and beauty of the house become immediately apparent. A striking turning staircase with the original ornate balusters, rises through the house past another stained-glass window which filters a warming light into the elegant entrance hall. With soaring ceilings, and a marble chequerboard floor, it is a joy to return home to each day, and it is a fine indicator for the quality finish in the rest of the house.



### The Reception Rooms:

To the right of the entrance hall, there are two generous and versatile reception rooms; both of which have French doors leading out to private gardens. The sitting room faces south so it is a delight all year round where the front garden becomes an extension of the room during the warmer seasons, and as the weather cools, the family can cosy up on comfortable sofas around the open fire. This takes centre stage in the room with a grand marble surround, and the delicate duck egg blue of the walls complements the warm oak flooring perfectly.

Next door is currently set up as a cinema and games room, which works well with teenagers who may like to socialise independently on occasion, but it would also make a sophisticated dining room for formal occasions. The doors here frame the most exquisite garden views, and you can easily spill out to the terrace for summer suppers and parties.



## The Family Room and Kitchen:

Outstanding in design and gloriously bright, the kitchen and breakfast room is double aspect with a lantern roof light above. Pendant lights with filament bulbs add atmosphere when the sun goes down, and cool grey, stone flooring flows throughout. This feels like the heart of the home and is a wonderfully social space where you can dine and relax in style. On trend, and the epitome of industrial design, this room showcases natural materials with bespoke cabinets, open shelving and shining stainless steel surfaces to replicate a commercial kitchen. There is a range cooker with gas hob, and space for freestanding appliances, while the utilities are cleverly tucked away in their own room.



## The Garden and Workshop:

The depth, textures, colours and sounds within the garden are a treat for the senses. The Himalayan paper birch tree and orchard create almost sylvan surroundings, while the line of Italian Cypress provide both privacy and shape. Tiled paths wend their way through the lawns and trees, passing spots of sunlight in which to sit and dine, and a plethora of wild-life enjoy the space too. Stretching over 100 feet; you follow the paths right through the kitchen garden, wood store and greenhouse, to the workshop at the far end. While this is currently used for carpentry – indeed, to create the many bespoke pieces within the house; the solid wood flooring and bedroom furniture; it would work perfectly as an artist's studio, a home office or a teenage den. It is a brick and block build with an electrical supply, and the grass-roof supports the insulation, making it a fantastic addition to the family home.



## The Bedrooms and Bathrooms:

Returning to the house, a ruby stair runner leads the way through the double height stairwell to the first-floor landing, where more solid oak flooring flows seamlessly into each of the generous bedrooms on this level. There are two large double bedrooms and the family bathroom on the westerly side; all sharing the high ceilings and period features of the ground floor. From bedroom two, French doors open to the cast iron balcony overlooking the garden, and from this elevated position, your line of sight skims over the roof and treetops of Preston Valley.

Facing south, and with a balcony to mirror the one to the rear, the master bedroom is perfectly positioned to drink in far-reaching views across the city; where Brighton's newest landmark: The i360 pierces the topography below vast skyscapes. Inside, hand built clothing rails and shelves have been built into the alcoves, and the warm tones echo those of the floor. To the right is a sizable en suite bathroom with twin sinks, a shower over the bath, and plantation shutters for privacy. These are also found in the family bathroom which shares the classic white and blue décor, and both have tall heated rails in white for your towels.

There are two further double bedrooms and a shower room on the top floor; delightfully tucked away from the hubbub of family life, and each with a soothing décor and big sky views so you can star gaze as you drift off to sleep – bliss.



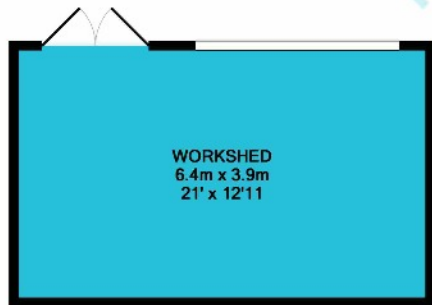
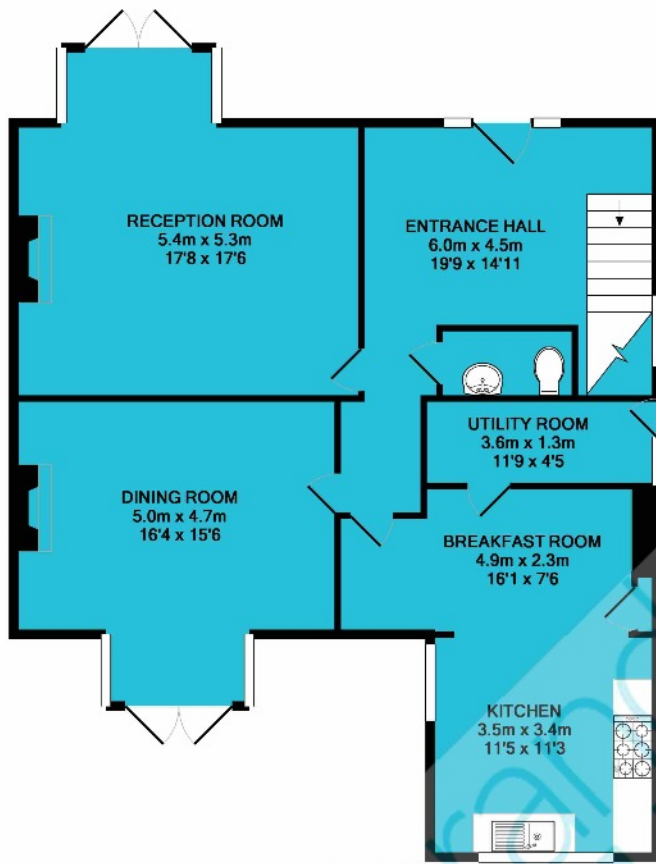
### Bear in mind

Substantial homes of this calibre do not come on the market very often.

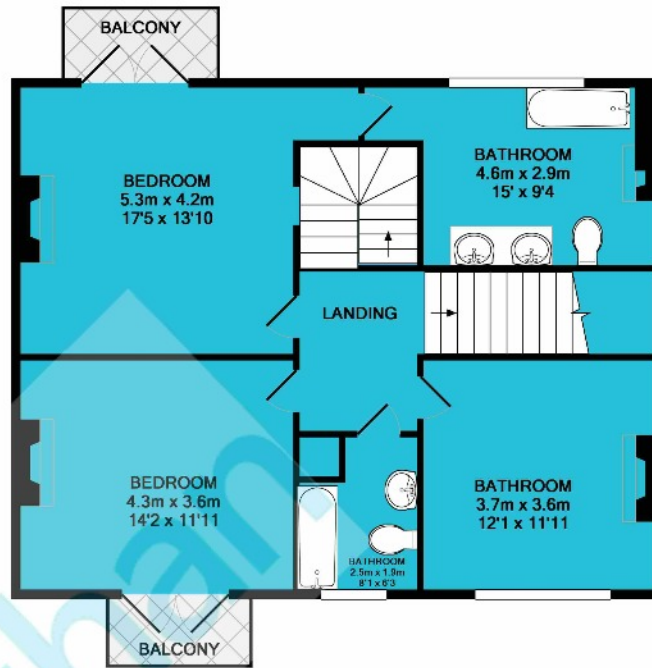
### Owners Secret

"We feel so proud of what we have achieved with this house; breathing new life into it while remaining faithful to the original period-style and character. It has been a joy to live and entertain in, and it has been perfect for the family where, as the children have got older they can socialise in their own space. The garden is a delight and the workshop has been the ideal hobby space over the years. We have lived here happily for 16 years, but are moving out of the city for work, otherwise we would happily stay."

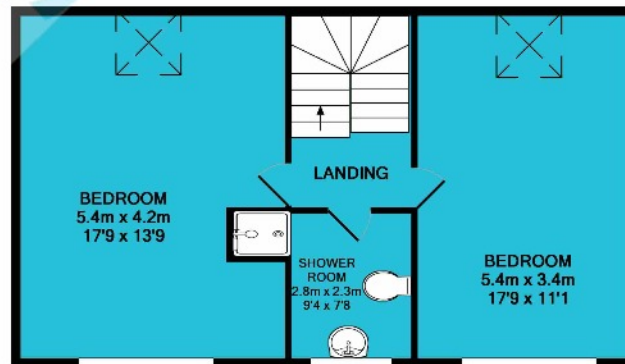




GROUND FLOOR  
APPROX. FLOOR  
AREA 119.2 SQ.M.  
(1283 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 77.1 SQ.M.  
(830 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 51.3 SQ.M.  
(552 SQ.FT.)

TOTAL APPROX. FLOOR AREA 247.6 SQ.M. (2665 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2017

where it is

**Shops:** Sainsburys Local 5-minute walk, city centre 10-15 minute drive

**Train Station:** Preston Park Station 5-minute walk

**Seafront or Park:** Preston Park 6-minute walk, Brighton Seafront 10-15 minute drive

**Closest Schools: Primary:** Balfour Primary School, St Bernadette's RC

**Secondary:** Varndean, Dorothy Stringer, Cardinal Newman RC

**Private:** Brighton College, Windlesham Prep

This big bright home is in a sought-after conservation area just by Preston Park which has an extremely wide range of leisure facilities. Within 10 minutes of the sea and central Brighton and Hove; the Georgian Lanes and the Theatres of Brighton are also within easy reach, as are excellent schools, Preston Park Station and the A23/27 with their excellent links to Gatwick and London.



**exceptionalhomes**  
by brandvaughan

call: 01273 221102

117-118 Western Road, Hove, BN3 1DB