



historic **worthing**
lansdowne road, bn11
£1,250,000

brandvaughan
exceptional**homes**



lansdowne road

historic worthing

Built in 1891, this gracious six bedroom family home seamlessly blends original Victorian period detail with the needs of a contemporary, luxury lifestyle. Nestled in its own grounds, there's a garage and gated off street parking for three other vehicles whilst stunning professionally designed gardens wrap around the house, culminating in a generous south facing, private garden ideal for entertaining. Once the childhood home of Alma Cogan, this address remains one of West Worthing's most exclusive in an area sought after by families and investors as good schools, the beach and shops are within short walking distance. Worthing hospital, several leisure centres including the David Lloyd sports/tennis club are not far and the station, serving Portsmouth, Gatwick and London is a 9- minute stroll. For those who love the outdoors, the Downs, Worthing sailing club and several golf courses are easy to access while the family friendly beach and miles of seafront promenade are perfect for fun days out as well as walks and cycle rides. For those who enjoy the bright lights, this beautiful home is just 5 minutes from central Worthing, 20 from Shoreham and 30 from Brighton and Chichester.

why you'll like it...

Style:	Detached Victorian Villa 1891
Bedrooms:	6 double
Living rooms:	4 spacious
Area:	4238 sq ft 393.7 sq m.
Outside:	Wrap around gardens
Parking:	Garage and gated off street



Why you'll Like it

One of the few large Victorian villas still used as a family home this distinctive, gabled house with traditional Sussex hung tiles and original coloured leaded window panels occupies a corner plot set back from the leafy street by a gated red brick drive for guests' cars and a beautiful front garden. An original flint and brick wall together with mature trees and shrubs give all year round privacy. The tiled front path leads to a sheltering and imposing porch, lit at night and which gives an indication as to the grand scale of the rooms beyond.



The Entrance Hall

Inside, the grand entrance has a high ceiling with original tiles underfoot and there's a fine example of a late Victorian staircase spiralling up at the centre of the house. As you'd expect of a comfortable, working home, there's also plenty of cupboards for coats, boots and bags as well as a marble tiled guest cloakroom.



The Study/Sitting Room and Drawing Room

Peaceful and private, the study or additional sitting room is on the north east corner of the house. The windows with coloured, leaded panels reach almost from the floor to the very high ceiling and bring in restful, leafy views of the garden.

Next door, the drawing room is full of sunshine and garden views which pour through both the large east bay and the long south windows. Quiet and restful, this spacious room has refined proportions designed to impress. The attention to detail extends even to the decorative ceiling and on cooler evenings, the room transforms into a warm and welcoming haven when you light the open fire in the beautiful, art nouveau fireplace and dim the lights.



The Formal Dining Room/Sitting Room

This beautiful room gives you so many options. When used as a formal dining room, you can entertain in real style. Your visitors can enjoy the garden views through the enormous south bay, there's a handsome, period fireplace and the Laura Ashley paper above the picture rail will gleam gold during candlelight suppers. To your right, double doors give a seamless flow into the family room – perfect for Christmas and large family gatherings. Alternatively, if you prefer a room in which younger family members can spread out, it's ideal as a substantial playroom or tv room.



The Family Room/Kitchen Diner

This is open plan kitchen/dining/relaxing at it's very best. Embracing both the sun and the garden, the magnificent glass vaulted family room and kitchen/diner spans the depth of this substantial building and provides a bright inviting space where the whole family can come together to cook, eat, work and relax. With oak floor boards warmed in winter by underfloor heating, folding glass doors open completely onto a sun terrace, making al fresco dining easy and turning the private garden into another room of the house during summer. Inside, this L shaped family room is beautifully planned with plenty of space for relaxing together in front of the tv as well as space for a large table where the children can join you to do their homework as you bake the incentive to finish. Overlooking the front garden, the kitchen's streamlined gloss units are topped by Corian and there's a sociable, central island in front of the fabulous steel range. The Neff combi and fan ovens are thoughtfully integrated at eye level and have a deep warming drawer beneath them. The double steel sinks with Franke feature tap, integrated dishwasher and space for large American fridge/freezer make this a cook's paradise.

As you would expect of a house of this calibre, there's a separate utility room next door, which is bright and cheerful with lots of extra storage and worktop space, as well as being home to the boiler, washing machine and tumble dryer.



The Garden

Unusually beautiful and private, the south facing gardens are large enough to form connected yet discrete, spacious areas. The red brick path takes you to all corners of the garden - perfect for an early morning stroll with coffee in hand. The kitchen/diner opens directly onto the black slate sun terrace and you can follow the red brick path past scented olive trees to another large terrace with raised ponds and wonderful views across the large, level lawn made private by mature trees and shrubs, at the back of which is a detached studio with power, perfect as a home office, artists studio or home gym. Turning the south- east corner of the house, the path leads you through an arch of scented jasmine to the front corner of the grounds. Once the children's play space with swings and trampoline, it is now the working area of the garden and comes complete with a greenhouse, raised beds, tool shed and large bicycle shed. A secure gate leads through to the statement planting of the front garden. A gate on the west side of the house gives convenient access to the side door and hallway - ideal for supermarket deliveries straight into the kitchen.



Four First Floor Double Bedrooms and Family Bathroom

Big and bright, the first of the double bedrooms is on the half landing and spans from front to back of the house with windows at each end. Currently used as a study, it's lined with bespoke bookshelves. Off the spacious main landing on the first floor are three more bedrooms and the family bathroom. The second double room is on the north east corner with a large oriel window connecting this room to the garden. Next door, the third sunny room also has leafy views through windows on two sides and is a generous size, so there shouldn't be any "lively discussions" regarding allocation. The hand basin with vanity units is ideal for storing lotions and potions. Bedroom four on the south west corner, overlooking the garden is private as well as quiet. A circular stone hand basin on stylish storage is a useful feature.

On the same level, the family bathroom's big enough for a magnificent freestanding baignoir with a shower attachment, as well as a double size walk in shower with a dual head system in a style which is sympathetic to the age of the house. Underfloor heating with a heated towel rail keeps your loved ones cosy, there's chic storage beneath the hand basin and a lit mirror above it.



The Guest Bedroom and Second Bathroom

Up a few steps to the next half landing, this light and airy room has a large feature window looking west and picks up the evening sunshine and fabulous sunsets. This would suit a guest or an au pair as a few steps lead to a glamorous bathroom where you can bathe in glory beneath the stars in a claw footed bath which has a shower attachment and led lights set into the floor surrounding it.

The Master Suite

All about relaxing, this stylish room leisurely spreads itself across the house from east to west, with Velux windows to the south and a large window to the west, so you can imagine how light this space is. You can even catch a glimpse of the sea if you're tall enough! There's a private dressing area with room for a dressing table, together with all the storage you could hope for and with ample space for a comfy chair or sofa this room's a perfect retreat. The expert design continues in the luxury en suite which has a power shower with jets, and underfloor heating beneath the travertine marble. The white suite includes a bidet and a hand basin with a waterfall tap, storage beneath it and above is a fashionable mirror, which lights up.

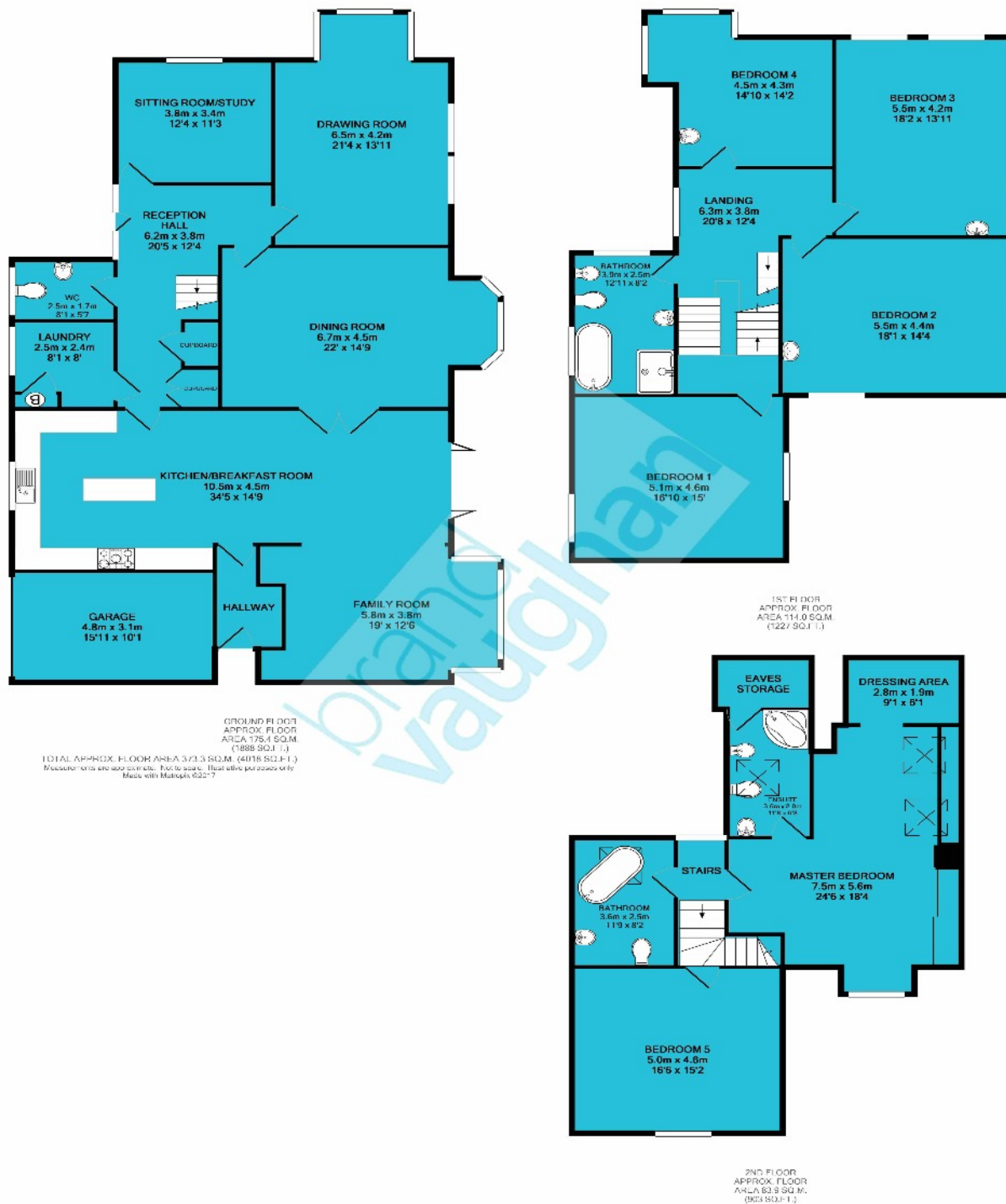


Bear in mind

Serene and quiet, this Victorian Villa feels a world away from the stresses of the city, but it is, in fact, well served for transport links and not far from the town centre.

Owners Secret

"We fell instantly in love with the house on the doorstep and it has been a wonderful family home ever since. The area is safe and quiet with a real community feel as the beach, the Downs, local shops and schools all nearby. You can walk into town if you don't want to use the car, which together with the 25 minute train journey to Brighton gave our older children independence. We hope that you'll enjoy your time here as much as we have - we'd stay, but think this house should be full of children again."



where it is

Shops: Local 3 minutes, Worthing town centre
5- minute drive

Train Station: West Worthing 9- minutes walk

Seafront or Park: The beach and park are both a 10-
minute walk, 5 to drive

Closest Schools: Primary: Elm Grove Primary 10-
minute walk, 3 to drive

Secondary: Worthing High School 7
to drive

Private: Lancing College,
Brighton College,
Our Lady of Sion

This historic house near the beach is in a convenient location close to the lively shopping district of Worthing town centre with a myriad of cafes, restaurants and bars to explore as well as its cinemas and theatres. Popular schools and parks are all within walking distance as is a station serving Portsmouth, Gatwick and London. If you enjoy sport, the sailing club and leisure centre are nearby, and the cycle, bridle and footpaths of the South Downs National Park are easy to reach. Known for its lively cultural centre at the Ropetackle and the airport, the river-side and coastal resort of Shoreham is within easy reach. If you need to commute by car, the A27 is not far, with Brighton, Chichester and Arundel within about 30 minutes, making this home an attractive investment.



exceptionalhomes
by brandvaughan

call: 01273 504441
219 Preston Road, Brighton, BN1 6SA