



West Drive, Brighton BN2

**ASTON**  
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EXQUISITE

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## West Drive, Brighton BN2

6 Bedrooms | 2 Bathrooms | Double Reception Room |  
2760 Sq Ft | Off Street Parking & Garage |  
Queens Park Area

These large, exclusive homes opposite Queen's Park do not appear on the market often and this six bedroom Edwardian house with a garage and off street parking has been sensitively extended and improved to create a light and sociable home with a garden and a balcony looking over the park at the front, and a large west facing oasis at the back. The sea, the County Hospital and good schools – including Brighton College -are within a 10-15 min radius on foot, and if you need swift access to direct trains for the airports or London, the station is about 6 mins by cab.

Inside, grand proportions and period detail deliver an elegant lifestyle with open, marble fireplaces in the impressive reception, an inviting family room/kitchen/diner which opens to the secure grounds and a practical home, there is also a ground floor cloakroom and big utility with access to the garage. Upstairs, all the family bedrooms are quiet doubles, the family bathroom is stylish, and both the principal en- suite and nursery look over the park – the nursery with a sunny balcony and leafy view.

Three storeys deliver 2760 square feet (256.4m<sup>2</sup>) of bright, versatile rooms and the huge vaulted top floor, lined with skylights, offers interesting options. Attracting international investors, professionals and families who work in the city, Queen's Park is a great place to be with its tennis courts, playground, duck pond and café, and it is surrounded by cafés and shops to serve your every need.

- Edwardian semi-detached villa circa 1902
- 6 double bedrooms, 2 bathrooms + cloakroom, double reception, family/kitchen/dining room, utility
- Garage, off street parking
- Exclusive Queen's Park
- 256.4m<sup>2</sup> (2760 sq. ft.) approx
- Big west garden, front garden, 1st floor balcony with park views
- Council tax band C



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Quiet, convenient and private, this beautiful home is in the tranquil, leafy area of Queen's Park and has a prime address within this prestigious spot. Opposite the park behind a garden with a garage and off street parking, it has been a happy family home for over 20 years. Outside impresses with broad bays, gables and first floor balcony, and a porch shelters a statuesque front door with painted glass. Inside, a hushed lobby with original tiling underfoot opens to a broad hallway where ceilings soar, a large cupboard for coats and a cloakroom are discreetly hidden away and elegant features include a fine example of an Edwardian staircase with carved newel posts.

#### Luxury Living: The Reception

Sunlight streams through this elegant reception where two rooms have become one to create an elegant space ideal for entertaining. Making the most of its prestigious position, a broad window stretches almost from floor to ceiling to frame the park, named after Queen Adelaide, whilst at the far end, French doors open to the leafy garden. Of classic proportions, the ceilings rise to 3m with elegant coving and central roses, two stately marble fireplaces are open and pocket dividers in the middle of the room keep your options open.



#### Luxury Living: The Family Room, Kitchen Diner and Garden

Bright and cheerful with a south facing window, the family room has plenty of built in storage. Reached from the hallway or dining room it has an open, level flow into the kitchen, which is at the heart of this family space. Designed for every day, but also perfect for parties with a choice of lighting, a breakfast bar shields working areas and the kitchen has ample storage and family friendly Corian surfaces. Integrated appliances include a Smeg five ring gas hob, Britannia electric range, microwave and dishwasher. There is designated space for an American style fridge freezer plenty of space for a large table by the tall, broad doors which slide across to bring the outside in.

Making life easy, a large utility is big and bright with plumbing for both a washing machine and a drier as well as room for an extra under counter fridge and freezer. There is space for an ironing board and access to both the garden and the garage so beach towels straight into the machine.





Outside, this mature oasis has raised beds planted for all year interest and ease of maintenance – so you can relax and enjoy the sunshine. Private behind brick walls, it is secure for children or pets and is skilfully landscaped with a paved dining terrace and built in bbq level to both the house and the large central lawn, which is a feature very difficult to find in a city built on the South Downs. At the far end, steps lead to a seating area overlooking the lawn and a shed provides winter storage. Surrounded by other big gardens, it is easy to forget that you are just a stroll from the heart of the city.

**Luxury Living: Three Family Bedrooms and Bathroom**

High ceilings and large windows continue up on the first floor where all three family rooms are peaceful and spread out from each other.

Quiet and ready to move into, the third double bedroom has a pretty fireplace and is not overlooked as it is above the broad side return to the garden. Along the hallway to the side, the fourth double room has 11'9 x 8'9 and is used as a comfortable home office, and the fifth double room at the back is tranquil with an original fireplace and glorious garden views.

Thoughtful attention to detail continues in the luxury bathroom which has natural light, a deep shelf around both the bath and hand basin, which has a triple cabinet beneath it. There is a wand and waterfall showerhead above the bath, and there's a warming rail for towels.



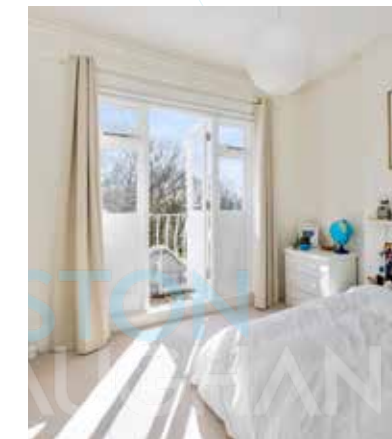


### Luxury Living: The Principal En -Suite and Nursery

Facing east for the morning sun with windows almost filling the front wall to frame the park, the principal bedroom is a restful retreat where views change with the seasons to reveal glimpses of the duck pond and the sea during winter. Handmade wardrobes in keeping with the age of the building conceal sophisticated storage, and the generous en -suite has a bath with a dual head shower.

Next door, the sunny nursery is light and airy opening to a balcony with space for a table and chairs where you can sit and enjoy the dog walkers, joggers and families having fun in Queen's Park – or wait for older children to return home.

"The location is perfect for a family with the park on the doorstep and good schools including Brighton College and St Luke's are within walking distance. The train station and the Lanes are easy to get to on foot if you don't want to take the car, and you can be on the Downs or swimming in the sea in minutes. Warm and welcoming in winter, during summer the house is full of sunshine and the big garden is perfect for family time or celebrations. The easy, level flow of the ground floor and big rooms are perfect for a growing family and entertaining, and there is plenty of space for friends to come and stay. The neighbours are friendly and considerate and the street is quiet." Vendor's comments





## The top floor

Spanning a magnificent 23'3 x 18'4 from front to back with a vaulted ceiling studded with Velux to the south, east and west, this fabulous space with under eave storage is at the top of a secret staircase and has been used as a teenage bedroom, art studio, music room and private office, although it could be possible to create a stunning principal suite with a dressing room and shower room, STC.



## LOCATION GUIDE

### Good to Know

Local shops 2 mins, city centre 3 mins by car  
Brighton train station 6-10 by cab, 12 to cycle, 25 on foot  
Queen's Park opposite, seafront 2-3 mins by car

### Education

St Luke's Primary, Queen's Park Primary  
Varndean High School, Dorothy Stringer  
Varndean 6th Form College, BIMM, BHASVIC  
Private schools include Brighton College Prep, Brighton College,  
Brighton Girls, Brighton Waldorf

### Location Guide

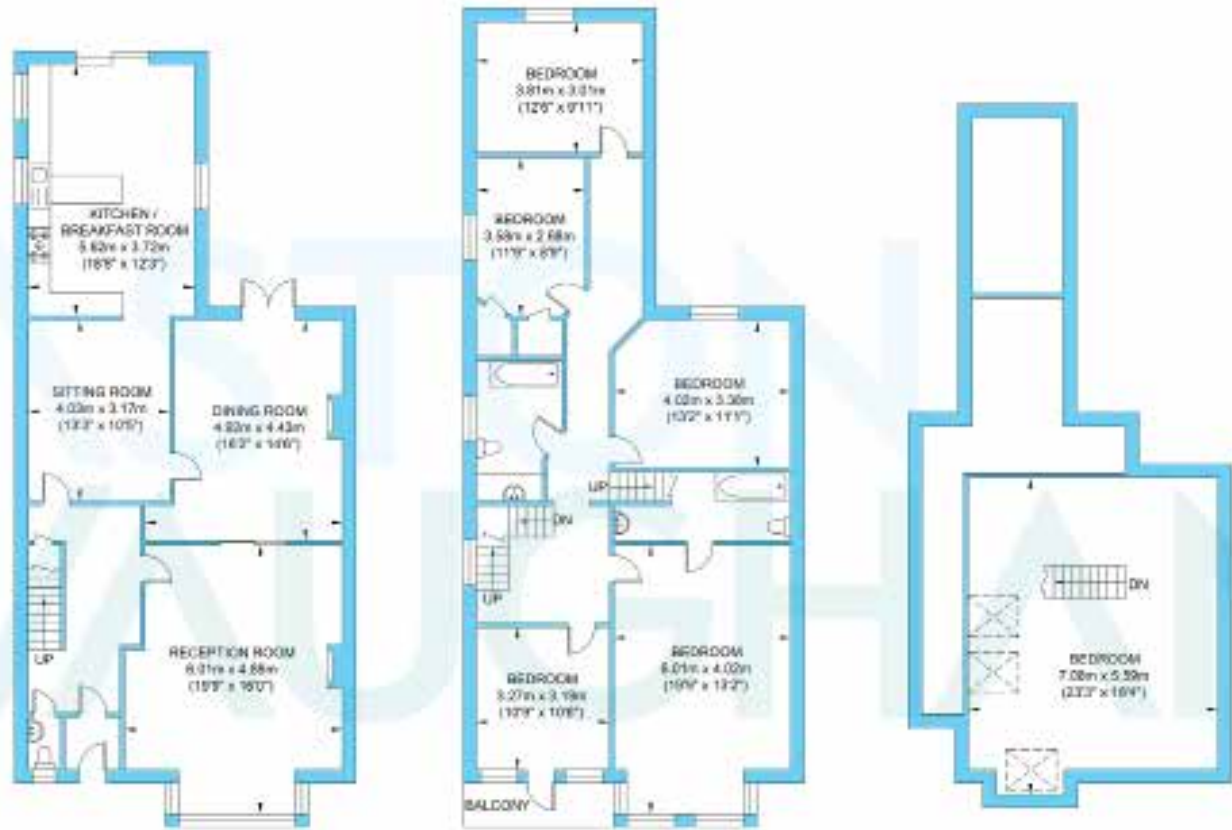
Queen's Park has a relaxed atmosphere, friendly community of dog walkers, joggers and families enjoying the open green spaces, pond, playground and cafés as well as its surrounding organic shops and bistro pubs. With a choice of good schools within walking distance it is ideal for professionals as Kemptown, bordered by beaches, is on the doorstep which hosts the law courts, Amex and hospitals and has a bohemian café culture as well as useful shops. The cultural heart of the city, chic North Laine and Marina are easy to reach on foot, by bus or cab. For those who need to travel, the mainline station with its fast links to Gatwick and London is about 15 minutes by bus and there is no waiting list for C zone parking.





# West Drive, Brighton BN2

Approximate Gross Internal Area 256.40 sq m /  
2759.86 sq ft. Illustration for identification purposes only, measurements are approximate, not to scale



Ground Floor  
Approximate Floor Area  
1003.19 sq ft  
(93.20 sq m)

First Floor  
Approximate Floor Area  
1073.16 sq ft  
(99.70 sq m)

Second Floor  
Approximate Floor Area  
683.50 sq ft  
(63.50 sq m)