



Preston Road, Brighton, BN1
Guide Price £1,400,000 - £1,495,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

Preston Road, Brighton, BN1

4-5 Bedrooms | 2 Bathrooms | 2-3 Living Rooms
3289 Sq Ft | Landscaped Garden & Garage
Preston Park station

3 mins walk from Preston Park's direct trains to Gatwick and London, this beautiful 4/5 bedroom house forms the prime southeast wing of a detached Victorian mansion and has its own private wrap around gardens, plentiful secure off street parking and a garage. An exclusive, rare find in Preston Village (featured in Sunday Times Best Places to Live Guide) with Preston Park a stroll away and the city centre just a short drive. Inside an astonishing 298 m² (3213 ft²) of beautiful, light rooms blend classic proportions with contemporary family needs and its unspoilt charm includes large bay windows and open fireplaces. Ideal for professionals, families and investors there's a choice of good primary, secondary and 6th form schools within a 5 min drive and located in the golden triangle of the sea, the station and the city, magnificent homes on this prestigious road just do not appear on the market very often.

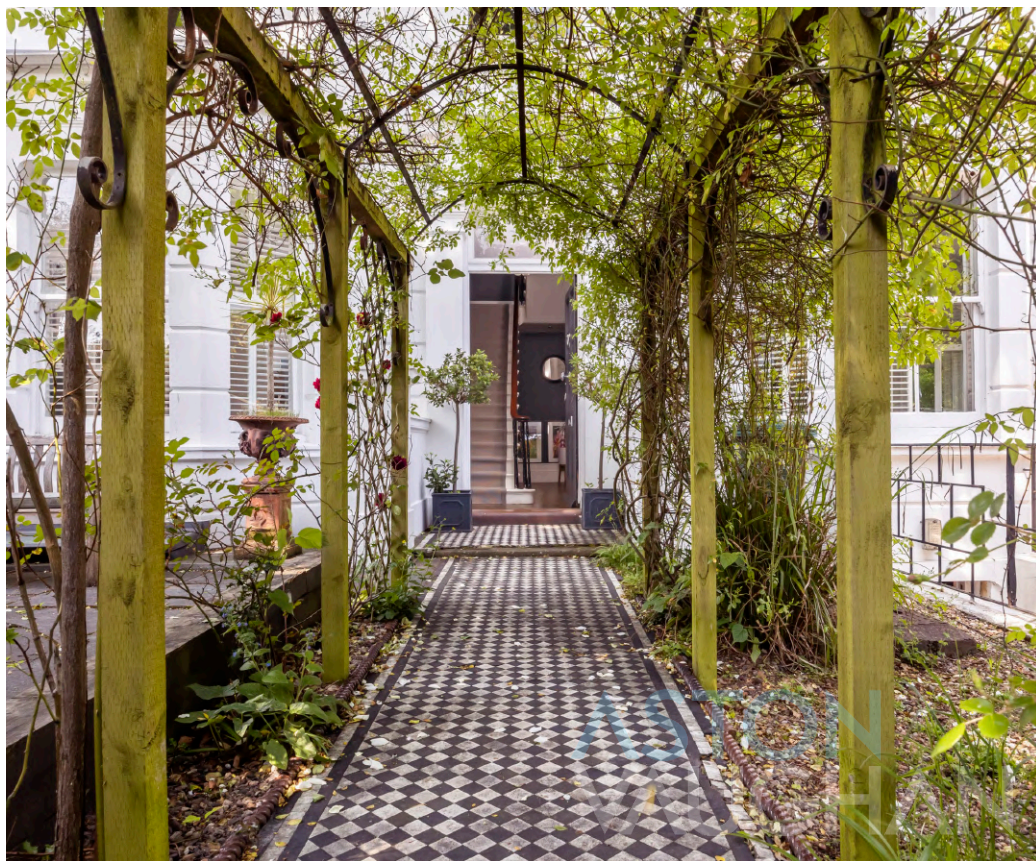
- Entire wing of Victorian mansion
- Exclusive area – Best Places to Live Guide
- Beautiful, landscaped grounds
- Gated off street parking & garage
- 3 mins walk to station for Gatwick & London
- Good school catchment
- Walk to shops, schools & Preston Park
- Lower floor with reception & stores, own entrance
- Potential for self-contained apartment subject to consents





Introduction

Set in gardens which sweep from east to south with a discrete off street parking area leading to a chalet style garage of 6.5 x 3.3m (21'3 x 10'9), both the gated car and separate pedestrian access are from the leafy street to the side which leads directly to Preston Park Station.





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The Entrance and Reception

On the sunny, southeast corner of a magnificent Victorian Villa, the door to this double fronted home is approached via a scented path and opens to a central hallway where the historic proportions are inviting. Decorated in the period hues of Farrow & Ball, engineered oak flooring is underfoot, and both an internal staircase to the lower floor and a guest cloakroom with a w.c. are tucked away.

Sunlight streams through an elegant living room of impressive proportions where the high ceiling is decorated by original coving and picture rail remains in situ. The broad, south facing bay has plantation shutters in place to shield the room from the heat in high summer and the stately fireplace is open.

The Kitchen Dining Room & Garden

Bright, cheerful and spanning a generous 22'11 x 13'9 from front to back, the design-led dual aspect kitchen dining room invites company. Friends and family can dine in comfortable seclusion whilst enjoying leafy views, French doors open to the spacious garden and dining terrace for an al fresco summer lifestyle and custom coloured cabinets deliver sophisticated storage and marbled working surfaces which are stylish but also family friendly.

Tucked away behind a sociable central island, the design-led kitchen is designed to entertain with high spec appliances including an integrated touch induction hob and twin ovens beneath a traditional hood.

Outside, steps sweep down to a leafy oasis, perfect for gatherings but also for family time. Larger than many this close to the city centre the lit, paved dining terrace looks over and is level with a large lawn- a feature hard to find in a city built on hills -it is open to the east and south so there is always a spot in which to enjoy the sun. Child and pet secure behind walls, it is made private by mature planting.





The Guest Bedroom, Bathroom and Principal Suite

On the first floor, the first of the double bedrooms is a restful refuge with garden views to unwind by. Ideal for guests it is lined with storage and beautifully decorated. Across the hall, the spacious bathroom has a Victorian influence in the freestanding tub and classic hand basin on a traditional stand, and even the warming rails for towels are sympathetic to the history of this graceful building.

A private sanctuary on the prime southeast corner, the principal suite is all about relaxing in a uniquely verdant setting, enjoying surrounding gardens through dual aspect windows so large that you can watch the changing seasons even from bed. The ceiling is lofty and the room restful with a dressing area with fitted wardrobes by a chic shower.

Two Family Double Bedrooms and Bathroom

Up beneath a rooflight, the meticulous attention to detail continues in two more double bedrooms, one of 4.5 x 3.8 (14'9 x 12'5), the other of 5.3 x 4.7 (17'4 x 15'5). Each have charm and grace with Velux in the rooflines, so they are not overlooked. Simple but stylish, there share a shower room, wet room in style with a dual head shower and classic Burlington fittings.

The Lower Floor

Built in an age reliant on natural light, this extensive level has plenty of it. As well as being connected to the main house by a staircase there is also a separate entrance to the garden, near the pedestrian gate. Inside, an atmospheric reception has 7.20 x 4.20m (23'7 x 13'9) to spread into, there is a storeroom of 2.6 x 2.0 (8'6 x 8'6) at the front of a central passageway and large store area at the far end whilst the comfortable home office/consulting room with plenty of built in storage, is a welcoming retreat. With big windows and high ceilings this level delivers 80.53m² (866.81 sq. ft.) to play with, and it would be ideal as a self-contained apartment either for inter-generational living, generating an income or for a nanny, subject to necessary consents.





Vendor comments

"A once in a lifetime buy, this uniquely beautiful home with large private gardens, off street parking and a garage is in an exclusive location close to good schools, parks and the sea. The house has beautiful proportions and an easy flow, opening to the grounds in summer but becoming a warm, welcoming retreat in winter. There's plenty of room with light spacious rooms for a growing family to spread into and friends to enjoy and having gated parking gives peace of mind if you have a hectic schedule! Ideal if you want swift access to Gatwick, London, Preston Park Station is a pleasant, short walk and if you commute by car, you'll be on the A23 or A27 in minutes."



LOCATION GUIDE

Good to Know

Local shops are 2 minutes away

Brighton mainline station is 15-20 minutes by bus

The seafront is just 2 minutes away, and East Brighton Park is a 5 minute walk

Education

Primary: St Mark's, Queen's Park

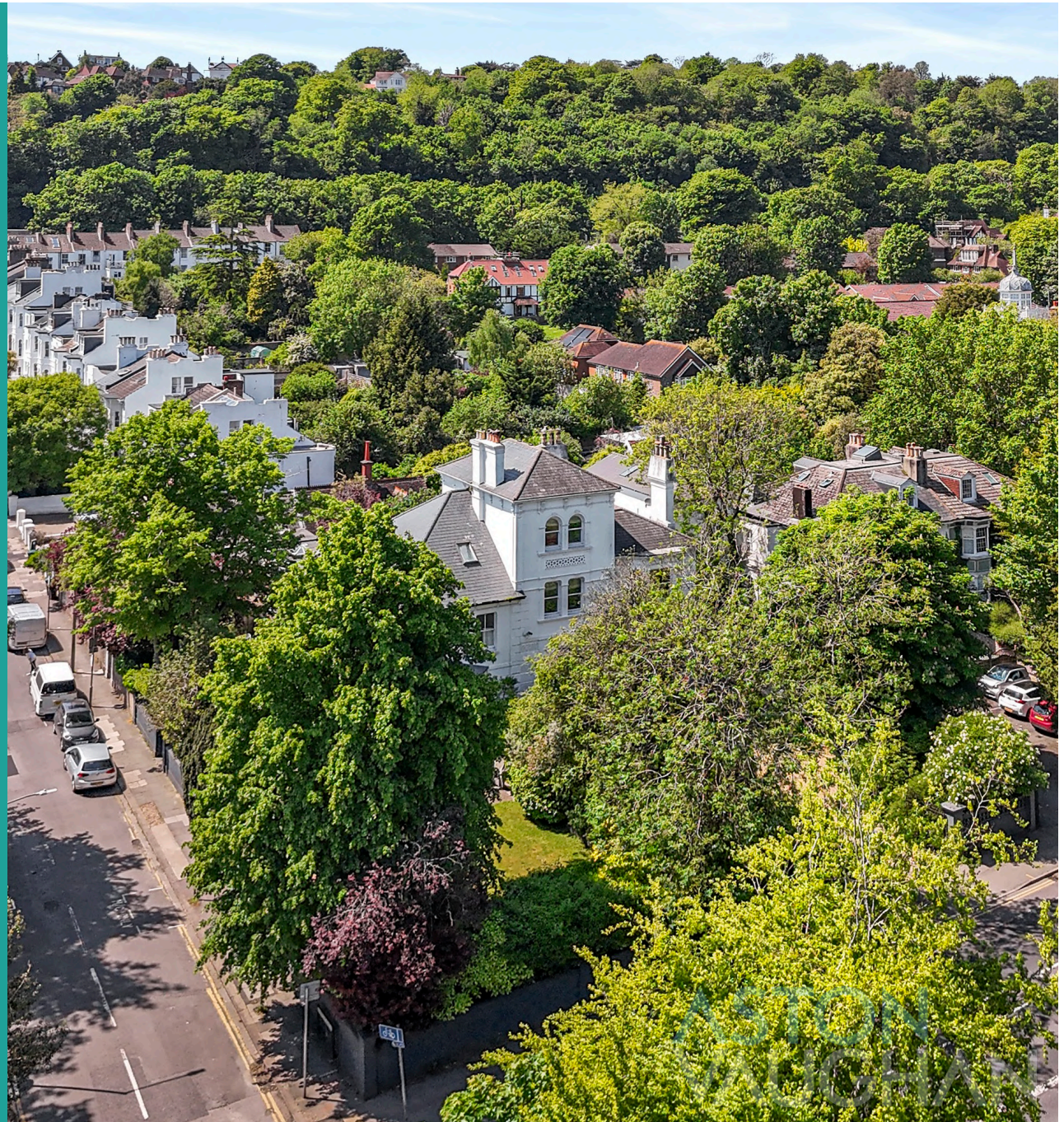
Secondary: Varndean, Dorothy Stringer

Sixth Form: BHASVIC, City College

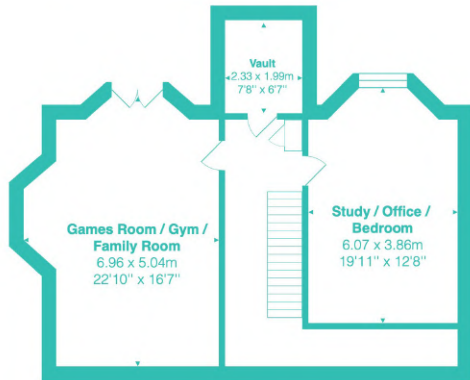
Private: Brighton College, Roedean, Lancing

Location Guide

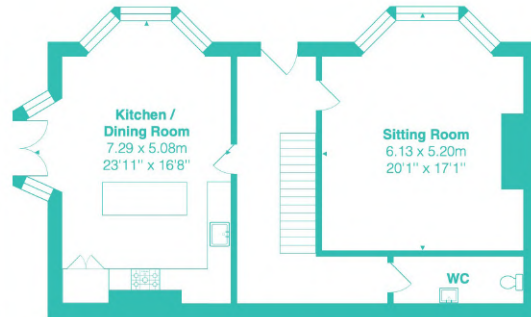
Within walking distance of the Marina with its waterfront restaurants, health club, shops and cinemas, this spacious apartment has use of 7.5 acres of Grade II listed gardens which have a tunnel to the beach said to have inspired the rabbit hole in Lewis Carroll's 'Alice through the Looking Glass.' For the exclusive use of the residents of The Kemptown Estate they are private and secure, and a social focal point of a vibrant, inclusive community. With local shops and cafés, a short stroll takes you to the fashionable café culture of Kemptown Village which hosts the County Hospital and Brighton College, a park and 72 par golf course are a few minutes away the arts venues and famous al fresco lifestyle of the Lanes are a five-ten minute cab ride and close to several bus routes, the city and station serving City Airport, Gatwick and London are easy to reach.



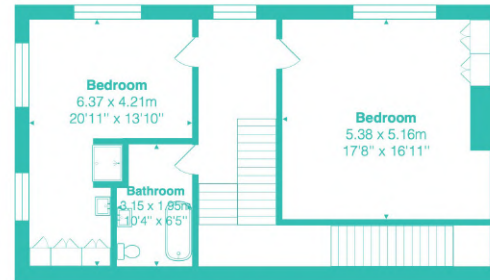
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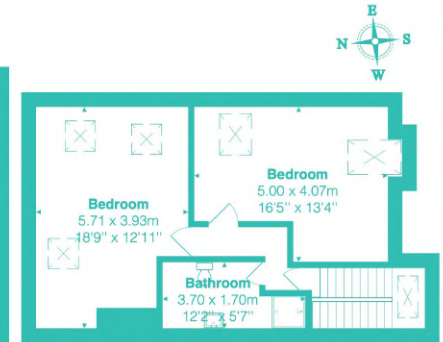
Lower Ground Floor
Area: 75.8 m² ... 816 ft²



Ground Floor
Area: 81.9 m² ... 881 ft²



First Floor
Area: 76.0 m² ... 818 ft²



Second Floor
Area: 53.8 m² ... 579 ft²

Total Area: 305.6 m² ... 3289 ft²
Illustration for identification purposes only.

