

FREEHOLD



House - Detached (EPC Rating: C)

**24 WINFIELD AVENUE, BRIGHTON, BN1  
8QH**

Offers In Excess Of

**£1,250,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 5 Bedroom House - Detached located in Brighton

Bespoke design and a refined eye have come together to create this exquisite family home, unique amongst its neighbours with Scandinavian influence. It is architecturally exceptional with triple height, vaulted ceilings and a generous amount of glazing ensure to each space is filled with natural light. With five double bedrooms, five bathrooms and a vast open plan living space, it has room for families to grow and evolve in complete comfort.

The fine quality finish is immediately impressive from the moment you enter, using only the finest materials and workmanship which includes an oak, open tread staircase rising through each level. Triple glazed windows look out to green and leafy views at every turn which include the private landscaped garden with stone patio for dining alfresco in the afternoon sunshine.

This house exudes finesse and taste, creating the perfect abode for those who like to entertain, but also require excellent schools and transport links. While the house sits on the cusp of the South Downs National Park, you can also access the A23 in minutes, and the quintessential 'city' Lifestyle is just a short taxi ride away.

## The House:

Sitting in the cusp of the South Downs, what was once a very modest house in the increasingly prestigious Patcham area, can now only be described as an architectural masterpiece. It has undergone complete transformation in recent months, giving it plenty of kerb appeal with a visually mesmerising façade; part timber clad, with clean vertical lines and Scandi styling. Twin gables sweep low and canted bow windows sit below the front balcony as the remaining nod the original 1930s design. There is parking to the front for up to four cars on a neat brick forecourt with additional secure parking in the integrated garage.

Upon entry, the scale and beauty of the house becomes apparent. Directly ahead, the rear of the house feels almost entirely glazed with a glass wall rising all three storeys framing garden views. It is an unexpected yet hugely welcome surprise, enticing you to explore further.

## Open plan living room and kitchen

One thing is patently clear when you enter this property: no expense has been spared in the quality of finish. Oak flooring runs through the space, spanning the depth of the house with clearly defined areas for relaxation and formal dining alongside the streamlined kitchen.

Concealed lighting sets the mood in the evening, while natural light filters in from east to west during the day. The entire room is heated by zoned underfloor heating, so while it is incredibly spacious and airy, it feels cosy and warm during the winter.

Chic and stylish, the kitchen is fitted with shadow edge, handle-free cabinetry in cashmere gloss paired with slim-line stone worktops. Within these, the Neff appliances are seamlessly integrated to include an instant boiling water Quooker tap with a child proof push and turn handle. Space has been left for an American fridge freezer and the utilities have a room of their own in the south wings of the house alongside a ground floor WC.

## Study/Lounge:

Tucked away on the ground floor looking out over the tranquil playing fields opposite is a generous home office which is versatile to suit a family's needs. It would also work well as a TV room or teenage den for older children who wish to entertain independently on occasion. It come with built-in office furniture, so it is ready for those looking to work or run a business from home.

## Rear garden:

Using crisp modern lines and atmospheric lighting, this garden is a joy both day and night. Spanning the rear of the house, you step first onto the spacious patio area which again has been zoned for relaxation and dining as you look out over the lawn. It is also wonderfully private due to mature planting on its borders, yet it is open to the south and west making it a real suntrap during the summer. A garden room has been built as a private gym, but would work well as a home office, summer house or art studio, and for the green fingered, there are two large flower beds to add colour, scent or a kitchen garden if desired.

## First floor bedrooms & bathrooms:

Appearing to almost float, the open tread staircase rises through the floors with glass balustrades to ensure the views to outside are uninterrupted. Within the first floor there are four double bedrooms and four bathrooms, three of which are en suite. The immaculate decoration with oak flooring and fresh white walls continues into each room allowing you to add your own flair and style with furnishings and art. Each bathroom or shower room is part lined in porcelain tiling with gleaming white sanitaryware and wall mounted fittings which add to the feeling of space. Within the principal bedroom suite, these include dual basins and a separate rainfall wet room shower alongside a freestanding bath.

## Second floor principal suite:

Spanning the entire top floor, the principal bedroom suite is currently used as a fabulous sitting room enjoying treetop views from its gabled windows or from the private balcony facing east. There is ample space up here to include a sleeping area which is ideal for guests as there is a fifth bathroom on this level, so they can tuck themselves away in complete peace and luxury, away from the hubbub of family life below.

## Vendor's Comments:

"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."



**Good to Know:**

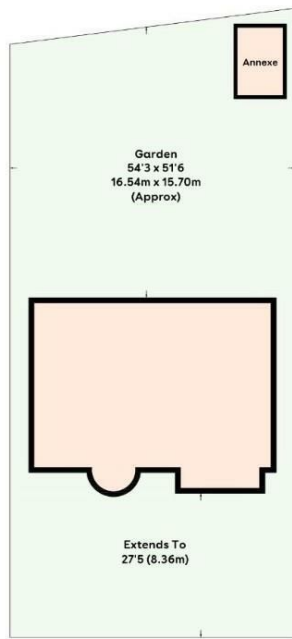
This stunning home is situated in a prestigious area with lots of local green spaces and the South Downs National Park on your doorstep. Patcham Village is steeped in Saxon history and the parade of shops there contains an award-winning bakery, a post office and several other amenities. The city centre shopping districts, North Laine and theatres of Brighton & Hove are also within easy reach, as is the beach at Brighton, Hove or along the South Coast due to easy access to the A27. This home also offers easy access to the A23 and Preston Park Station which has direct and fast access to the airports and London.

**Education:**

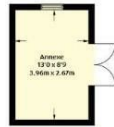
Primary: Patcham Primary School, Westdene Primary School  
 Secondary: Patcham High School, Cardinal Newman RC  
 Sixth Form: BHASVIC, Newman College, Vardean 6th Form College  
 Private: Brighton College, Windlesham, Lancing Prep

EPC: C  
 Council Tax: E





Site Plan



Annexe  
113 sq ft / 10.5 sq m  
(Not Shown In Actual Location / Orientation)



Second Floor  
778 sq ft / 72.3 sq m



Ground Floor  
1444 sq ft / 134.2 sq m (Including Garage)



First Floor  
1335 sq ft / 124.0 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE / ANNEXE / LIMITED USE AREA) = **3670 sqft / 341.0 sqm**  
 APPROXIMATE GROSS INTERNAL AREA (EXCLUDING GARAGE / ANNEXE / LIMITED USE AREA) = **3393 sqft / 315.2 sqm**



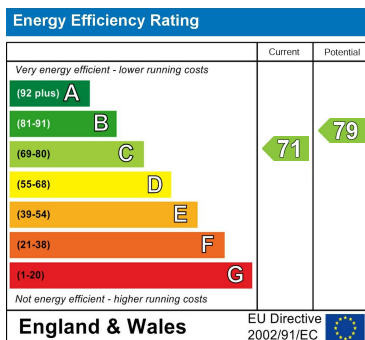
Floor plan is for illustration and identification purposes only and is not to scale.  
 Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
 This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors International Property Standards 2 (IPMS2).  
 Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
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Council Tax Band

**C**

Energy Performance Graph



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