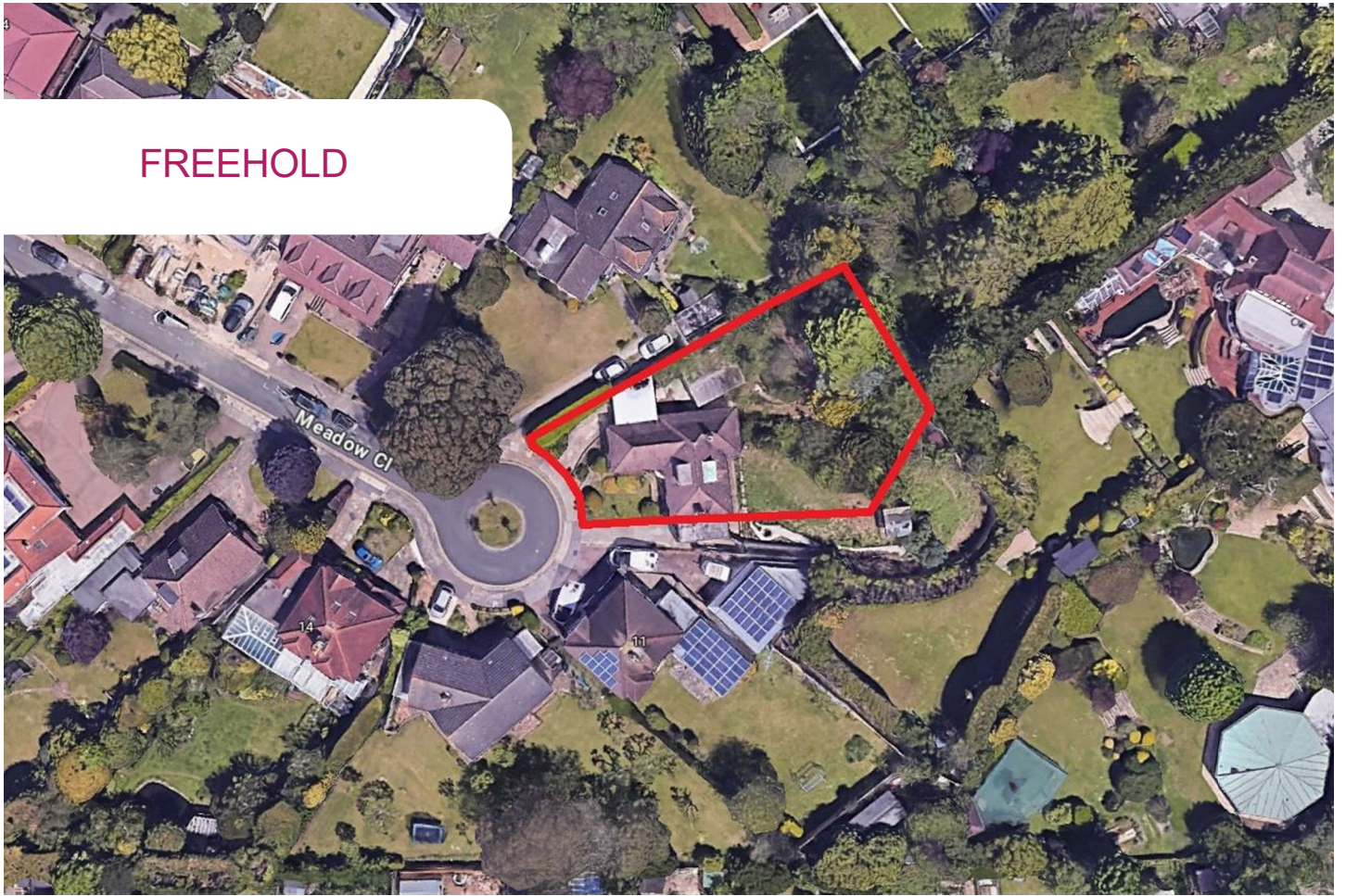


FREEHOLD



Land - Building Plot (EPC Rating: F)

**10 MEADOW CLOSE, HOVE, BN3 6QQ**

Guide Price

**£1,000,000**

**ASTON  
VAUGHAN**  
Sales and Lettings





# 5 Bedroom Land - Building Plot located in Hove

\* Guide Price £1,000,000 - £1,200,000 \*

Set in one of Hove's most prestigious enclaves, facing west, looking out over the verdant vista of Goldstone Valley; this substantial plot of land offers developers an incredible opportunity to build an exceptional family home complete with swimming pool, five double bedrooms, four bathrooms and several sensational entertaining spaces leading out to a manicured south westerly garden.

- Large plot of land in Goldstone Valley with Planning Permission Granted
- Proposal for a large two-storey 5-bed/4-bath family home
- Potential for a 2-property build (subject to planning)
- Close to Hove Park
- Close to Hove Station
- Ideal for families
- Excellent transport links
- Architects' drawings available

Planning has been sought and given to demolish the current chalet bungalow sitting on the plot and replace it with a magnificent country house. Drawings and plans are available for this design-led home bordered by mature trees, adding to the feeling of privacy within. Designed to take full advantage of the natural light, the build wraps around the southwest facing garden with ample glazing on these sides and aluminium doors and windows which open completely to link inside and out, creating entertaining spaces for summer parties and family gatherings.

## Proposed Development:

Externally, the house sits perfectly within its surroundings, echoing early 20th Century styles with an oak beamed gable, timber cladding, timber framed casement windows and an Arts & Crafts style portico entrance. There will be parking for several cars to the front and secure parking for cars and bikes within the double garage.

Stepping inside, the impressive entrance hall is double height with a skylight to bring natural light through the house. The ground floor flows beautifully with linked reception rooms for working from home, formal dining, family time, cosy seating and for

cooking in the expansive kitchen. All reception rooms then link out to the garden which becomes an extension of the home for alfresco drinks and meals during summer.

Adjoining the kitchen, the plans propose a utility room alongside the plant room, housing the eco heating systems, modern sound technologies and pool pumps. From here, there is a guest bedroom suite and the indoor pool which also opens to the garden.

Up on the first floor, there are four further well-appointed double bedrooms, two of which have dressing rooms and en suite bathrooms, while the others share use of the family bathroom. These rooms sit around a galleried landing, and all enjoy views of the lush green landscape.

## Good to Know:

While this house sits in a tranquil setting, it is incredibly well-connected by road, train and bus to the centre of Brighton & Hove, with Hove Park, Blatchington Road and Church Road shops accessible on foot. For commuters, both Hove and Preston Park Stations are an easy walk, and the A23/A27 are just a few minutes away by car. The Georgian Lanes and the Theatres of Brighton are also within easy reach, and transport links take you along the South Coast to neighbouring towns and ports. You are also within catchment for some of the city's best nursery, primary and secondary schools, making this a highly attractive and exciting prospect for families, professionals and commuters alike.

## Education:

Primary: West Hove Primary, Goldstone Primary School, Bilingual School



REAR ELEVATION 1:100



BRICK - RED MULTI



CLAY PLAIN TILE



ALUMINUM WINDOWS & DOORS



EXPOSED OAK FRAME



TIMBER WINDOWS



TIMBER CLADDING

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 10 MEADOW CLOSE

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC  
 Sixth Form: BHASVIC, Varndean College, Newman College, MET  
 Private: Brighton College, Brighton & Hove Girls School, Lancing Prep

ADVENTURE IN ARCHITECTURE  
**PROPOSED PLAN**  
 SITE PLAN 1:200



ADVENTURE IN ARCHITECTURE  
**PROPOSED PLAN**  
 GROUND FLOOR 1:100

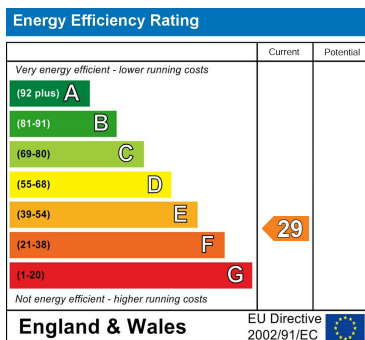


**PLANNING**  
**519 - 101 - F**  
 10 MEADOW CLOSE

Council Tax Band

F

Energy Performance Graph



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