



Withdean Court Avenue, Brighton, BN1

£1,100,000 - £1,200,000

ASTON  
VAUGHAN  
EXQUISITE

## INTRODUCING

# Withdean Court Avenue, Brighton, BN1

4 Bedrooms | 2 Bathrooms | 2 Living Rooms  
2287 Sq Ft | Garage & Driveway

A tranquil haven awaits in this beautiful five-bedroom detached family home. It resides in the prestigious Brighton enclave of Withdean, so it feels every inch the country abode while remaining well-connected to the city. It sits on a substantial plot standing proud at the top of Withdean Court Avenue with an open aspect to the east and the south ensuring its generous rooms are filled with natural light. While it is a hugely attractive home bearing many original 1920s features, there remains plenty of scope for modernisation or extension, both up and out, to create a home to suit your needs while adding value in such a fantastic location. The entire house was rewired in 2017, and a new kitchen fitted in 2023, however, so much of the hard work has already been done.

Originally built in the 1926, this detached family home bears many features from the period to include stained glass windows, interior wood panelling and wood flooring, so much of the character has been retained. Likewise, externally, the house is quintessential for the period in a Neo-Tudor style, with dark beams on its gable, multi-pane Crittall windows and steps leading up to the original solid oak door. To the front there is a drive leading to a double garage and parking is free on the street – a unique quality for Brighton & Hove.

- Abundant with original period features from 1926
- Exceptionally spacious and versatile accommodation
- 5-bedrooms, 3-reception rooms, 2-bathrooms + WC
- Prestigious Withdean location
- Excellent transport links and school catchment
- Glorious south westerly rear garden
- Double garage and driveway
- Full rewire 2017, new kitchen 2023.
- 2287 sq. ft.

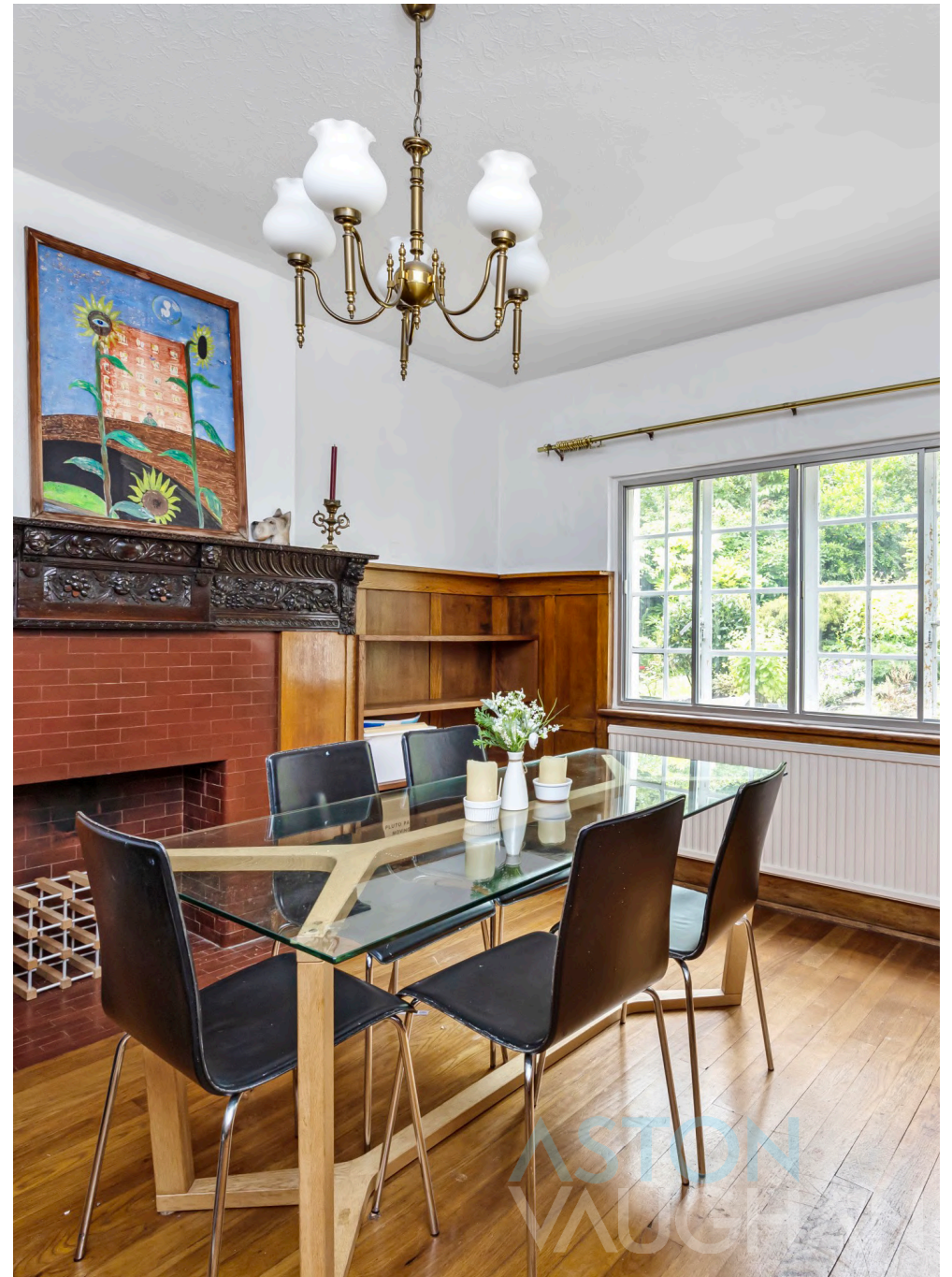




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### Entrance Hall:

Stepping inside, the scale of the house becomes apparent in the entrance hall which has a high ceiling, solid oak flooring and timber panelling rising partway up the walls. A leaded light lattice window brings natural in from the stairwell, creating a welcoming space to come home to. A deep under stair storage cupboard has space for coats and shoes while also housing the new electrical circuit board and alarm system.





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### **Sitting Room:**

Spanning the depth of the property, with a window looking out to the front of the house and a wall of glazing opening to the garden at the rear, this elegant room is both airy and homely. Taking centre stage, a decorative fireplace is from an earlier era but brings Medieval character to the room, as do the arched door frame architraves, in keeping with the Tudor style of the house. The fireplace has been fitted with an attractive hammered-brass insert and gas fire, so it warms the space perfectly during the cooler seasons. There is ample space for formal dining, family time, working or entertaining in here, which can spill outside to the garden during summer. The garden views are a joy at any time of the year, and with an east to westerly aspect, the room is naturally light throughout the day.

### **Dining Room:**

Offering a huge amount of flexibility, there is a second reception room which could be purposed in any number of ways. It is currently used as a formal dining room which shares the same wall panelling as the entrance hall. An open fire has the original terracotta tiles with an antique carved mantel which again nods to the original character of the house. It would also be ideal as a sixth bedroom or a teenage lounge or snug as it has ample space for sofas and chairs, or a playroom for families with younger children.

### **Kitchen / Breakfast Room**

Another generous space, the kitchen breakfast room is also dual aspect and has undergone a complete transformation with new cabinetry in grey alongside integrated appliances and space for a kitchen table for less formal dining occasions. The deep larder room has been retained to ensure the main kitchen work surfaces remain clutter free, allowing for more space to cook and prepare meals. Due to the size of the garden, it would be possible to link this room with the dining room next door and extend out by a few meters to create an exceptional open plan kitchen, dining and family room leading out to the garden – all food for thought. Also good to note - the washing machine and tumble dryer have a separate utility room – nicely away from the social spaces, alongside a ground floor WC cloakroom.





## Study / Bedroom 6

Steps lead down to the study which feels nicely tucked away from the rest of the house. New Crittall-style windows frame calming green views and the entire space has been damp proofed, so it is warm and homely. It is perfect for anyone needing to work from home, yet it would also work well as a double bedroom if need be.

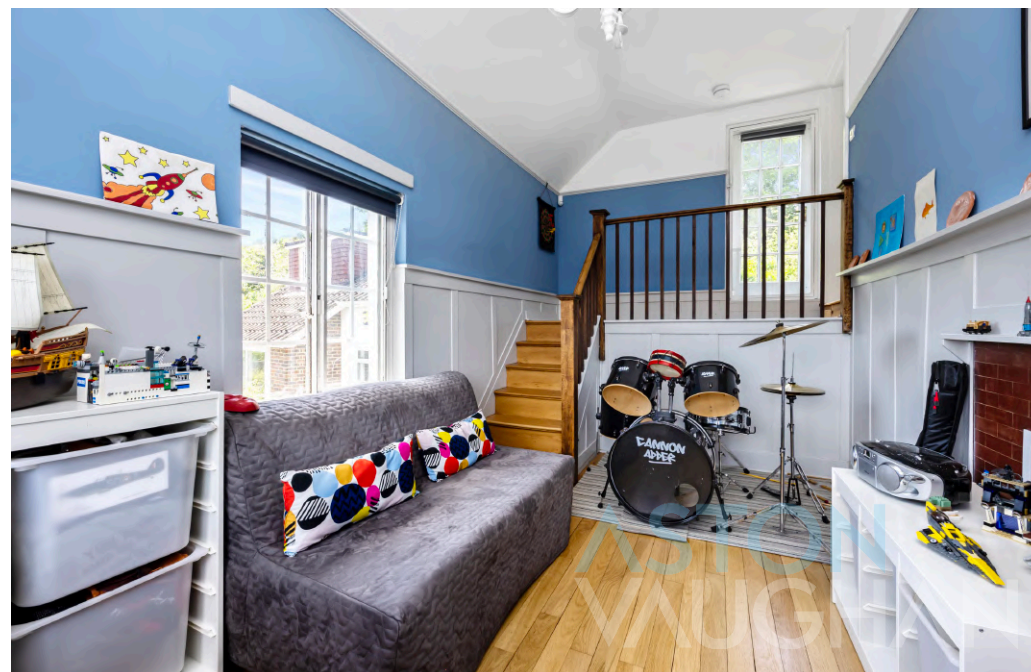
## First Floor Bedrooms & Bathrooms

Up on the first floor, there are four/five double bedrooms with a unique layout. The largest room spans the depth of the house, so it is incredibly spacious with built-in wardrobes and woodland views. A door leads out to the flat roof of the sitting room below, so it would be possible to add a balcony running the full width of the house looking out over the garden (architectural drawings have been created and may be available by separate negotiation). Bedroom one next door has been recently renovated to include an en suite shower room lined in grey marbled stone, while bedroom five is currently set up as another home office. These rooms share use of the freshly painted family bathroom which has a walk-in shower at present but could easily be extended to include the separate WC next door and modernised.

There are two further linked double bedrooms which are currently dressed as a young person's bedroom and games room. The games room echoes the study below it as it has steps leading down to it from a galleried landing which also has a door leading out to a flat roof. This room has a very high vaulted ceiling and far-reaching views over Preston Valley, so it would work well as the principal bedroom with the upper room as a dressing room, or en suite.

## The Garden

Bordered by mature trees, the generous walled garden is surrounded by greenery which changes with the seasons. These trees offer some welcome shade into the as the weather hots up. There is a Rowan tree to give some screening while two crab apple trees and a Virginia creeper add colour along the rear wall during autumn. Expertly designed, the garden has colour all year round from the cherry blossom in spring, through to verbena, foxgloves and dahlias. On the upper terrace sits a fish pond with goldfish which feed on the natural habitat. A feature water fall is on a timer to oxygenate the pond and there are flowering lily pads to invite wildlife. It really is a treat for all the senses out here and being open to the south, it is a suntrap for eating outside and for summer gatherings. Looking back on the house, all the guttering and downpipes have been replaced in solid aluminium, so they will last for decades to come. Close to the house there is open and secure garden storage and at the far end, double gates open to the twitten which runs through the copse behind the house, directly to Preston Park Station, cutting several minutes off the commute!







### Vendor's comments

'We have lived here for seven-years and have loved having so much space. The house is wonderful for entertaining, yet it is also incredibly peaceful for working from home. The convenience of the location also means we can drive in and out of the city with ease for work and the schools are amazing. The garden has been a labour of love, but it makes for such an incredible backdrop to many of the rooms it is worth it. We simply no longer need the space now the children have grown, but we will miss these beautiful surroundings.'



## LOCATION GUIDE

### Good to Know

Local shops are 2 minutes away

Preston Park station 16 minutes by bus

Withdean Park 10 minute walk, Coney Wood 6 minute walk

### Education

Primary: Balfour Primary, Westdene Primary, St Bernadette's RC

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC,

Sixth Form: Varndean 6th Form, BHASVIC, Newman College

Private: Brighton College, Lancing

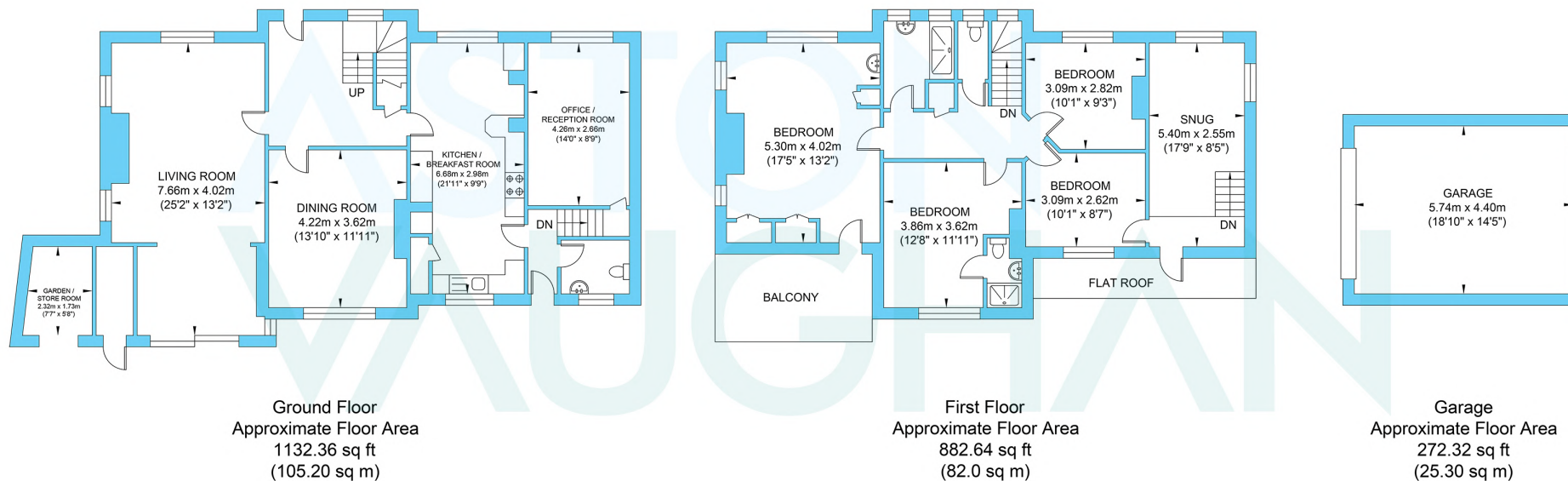
### Location Guide

The architects of the 1920s certainly knew a thing or two about space and light; building homes with family in mind, providing space to grow; to be together in celebration; to work or simply to tuck yourself away in peace. This house has these qualities in abundance, sitting on an attractive tree lined close, predominantly used by residents and visitors, making it incredibly peaceful. The views are green and leafy in every direction making it hard to believe you are so close to the city.

Perfect for families with children of all ages, this house is ideally located within catchment for some of the city's highest achieving schools, nurseries and colleges, and transport links by train or car are excellent to London or along the South Coast in either direction. There are several supermarkets within a 5-minute drive, or plenty of local shops within walking distance, plus the city's theatres, restaurants and nightlife are a 10-minute cab ride away. There is a genuine sense of community on the close, so for families looking for their 'forever-home' in a highly attractive area of the city, this property is simply perfect.



# Withdean Court Avenue



Approximate Gross Internal Area = 212.50 sq m / 2287.33 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.