



Tongdean Avenue, Brighton, BN1

**£1,500,000 - £1,750,000**

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**VAUGHAN**  
EXQUISITE

## INTRODUCING

# Tongdean Avenue, Brighton, BN1

6 Bedrooms | 4 Bathrooms | Large Open Living Area  
2296 Sq Ft | West Facing Garden

Surrounded by mature trees and greenery, this beautifully renovated six-bedroom family home spans three generous floors of living space, offering the perfect balance between home comforts and a luxury lifestyle. It resides in one of the city's most prestigious areas: within the Tongdean & Withdean Estate, so you are perfectly positioned to access both the South Downs National Park and the city.

Being heavily glazed on its south-westerly side, you gain panoramic views across the city to the coast, and natural light streams right through the house. Inside, the finish is exceptional using a variety of modern materials and high-spec fixtures and fittings, using only the best workmanship. Ideal for sophisticated entertaining, but also for family time; this house is immediately impressive with space to spread out, so you never feel on top of one another.

- Detached family home in the Tongdean & Withdean Estate
- 6 bedrooms, 4 bathrooms (3 ensuite), 2 exceptional reception rooms
- Landscaped south-west facing garden
- Beautifully renovated throughout
- Parking for several cars on the drive
- Panoramic views over the city
- Prestigious address







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**Exterior:**

Built in Sussex Cottage style, this house bears many of these characteristics with a tiled roof porch and lattice leded windows (contemporary, double-glazed replicas). Set back from the road behind a well-tended front garden and a smart, sandstone paved driveway, this house is immaculate on the approach, but once you step through the front door, its true scale and beauty become apparent.







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### Entrance hall:

Immediately impressive, you are welcomed in by far reaching views through the depth of the house to the garden and country views beyond. From the entrance porch, the house opens up to the double height hallway and stairwell then double doors open to the main reception area. Solid oak floors in light honeyed tones flow throughout for continuity and crisp white walls complement them perfectly, creating a wonderful sense of space; akin to a gallery. Light streams in through generous windows to the south and west, and it is clear this house is far more spacious than exterior implies.

### Living room, dining room & kitchen:

Entirely open plan, but cleverly zoned, this floor is the ideal entertaining space, and perfect for the whole family to share. The south-westerly wall feels almost entirely glazed with wide picture windows framing views of the landscaped garden. In summer, a door opens to make the garden a natural extension of the living space. There is ample room in here for formal dining and for comfortable seating, and the space is versatile to suit families with children of all ages.

No expense has been spared in the finish and fitting of the kitchen which forms a U-shape and is recessed from the main part of the room creating a separate sociable space. It has gleaming handle free units topped with black granite into which the sink and AEG induction hob have been seamlessly cut-in. The curved edges are aesthetically pleasing, and every other appliance has been integrated for you; all of which are quality brands and include dual ovens, an extractor fan, a fridge-freezer and dishwasher. The utilities are nicely tucked away in their own adjoining room which has a useful side-access door so you can pop out to put washing on the line during clement weather or bring muddy boots and bikes through to the storage area.







### Gardens:

Perfectly low-maintenance, the garden is set mainly to lawn with some planting on its borders to give some shape, colour and scent. To the front, an olive tree does the same, and while these will continue to establish themselves, there is scope for further landscaping should you choose. There would be space for a vegetable patch which would blossom in such sunny environs and being perched slightly on the hill with a southerly orientation, the sun shines on every part of the garden throughout the day. It is also wonderfully private as you are not overlooked at all and through the trees at the rear you glimpse the first of the far-reaching views across the city.

### Ground floor bedroom:

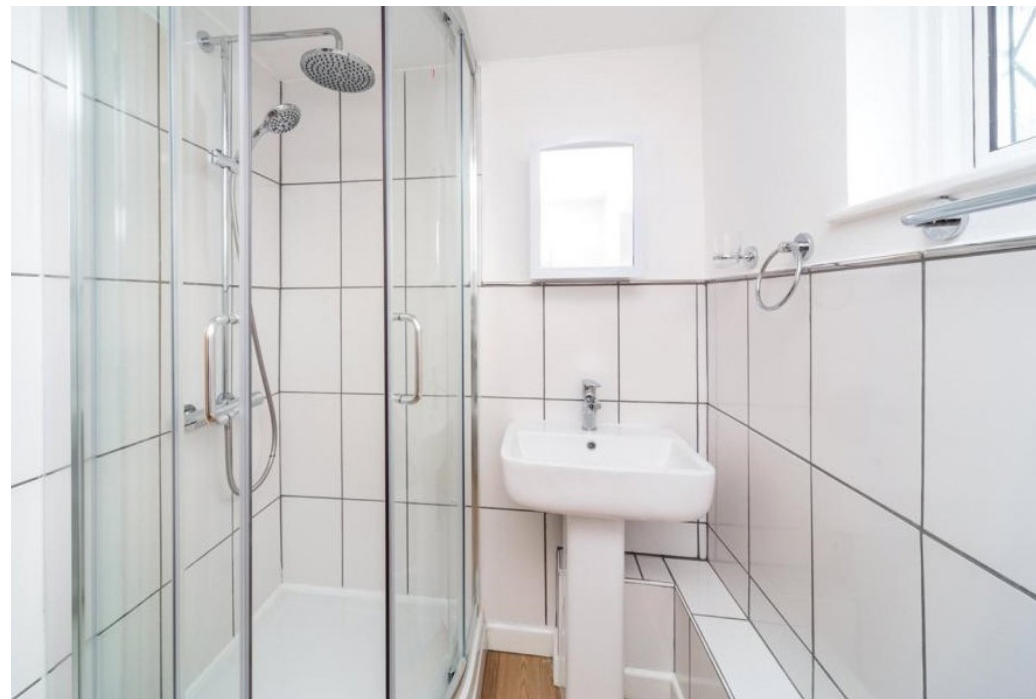
Tucked away to the left of the front door is a peaceful double bedroom with en suite bathroom. It shares the same fine finish as elsewhere with oak floors and white walls, and a wide picture window looks out over the front of the house. While it also has a wall of built-in wardrobes, it would work well as a second reception room too depending on need. Families with older children often prefer to have a snug room for TV and film watching, or a play room for little ones – either way, it is a versatile space. The bathroom has creamy wall tiles and a modern bath suite with shower over, and linking through to the utility room, this room could be considered to have its own entrance which could also work well for lodgers or au pairs.

### First floor bedrooms and bathrooms:

Returning to the glamorous entrance hall, the painted timber staircase wends its way up to a sizable first floor landing where the same clean and crisp décor continues to include oak floors in every room. With the same favoured orientation and dual aspect windows as the living room below, bedrooms two and three are sizable doubles; one with a chic en suite shower room and the other with a wall of built-in wardrobes. The further up the house you go, the views only improve, now taking in much of the city's coastline over the tree and rooftops of the city; dotted with windmills and church spires. Facing the front of the house are two further double bedrooms, the smaller of the two enjoying easy access to the family bathroom which follows the same stylish décor as the others but also has a shower over the bath and large white wall tiles.







### Second floor bedroom suite:

A further flight of stairs takes you to the loft bedroom suite which has an incredible perspective of the city through a full height window on the westerly wall. This now brings in views of the rolling hills of the South Downs National Park, and the coast from the i360 to Worthing Pier. The skies are never-ending and ever-changing with the seasons, then at sunset, the colours of dusk fill the room. There is a third en suite shower room which leads through to a store room with a new central heating system plus access to a vast area of eaves storage.

### Vendors' Comments:

"Tongdean has always been a prestigious area and driving through it is clear to see why. It was the leafy and peaceful location which attracted us here, but when entering the house and seeing the incredible views from the rear, we were immediately sold on the place. It was a labour of love to renovate, but we are happy with the results, and we only hope then next family to live here enjoy it just as much."





## LOCATION GUIDE

### Good to Know

Local shops are 2 minutes away

Preston Park station 19 minute walk

Hove Park 7 minute walk

### Education

Primary: Westdene Primary School, Stanford Infants and Junior Schools

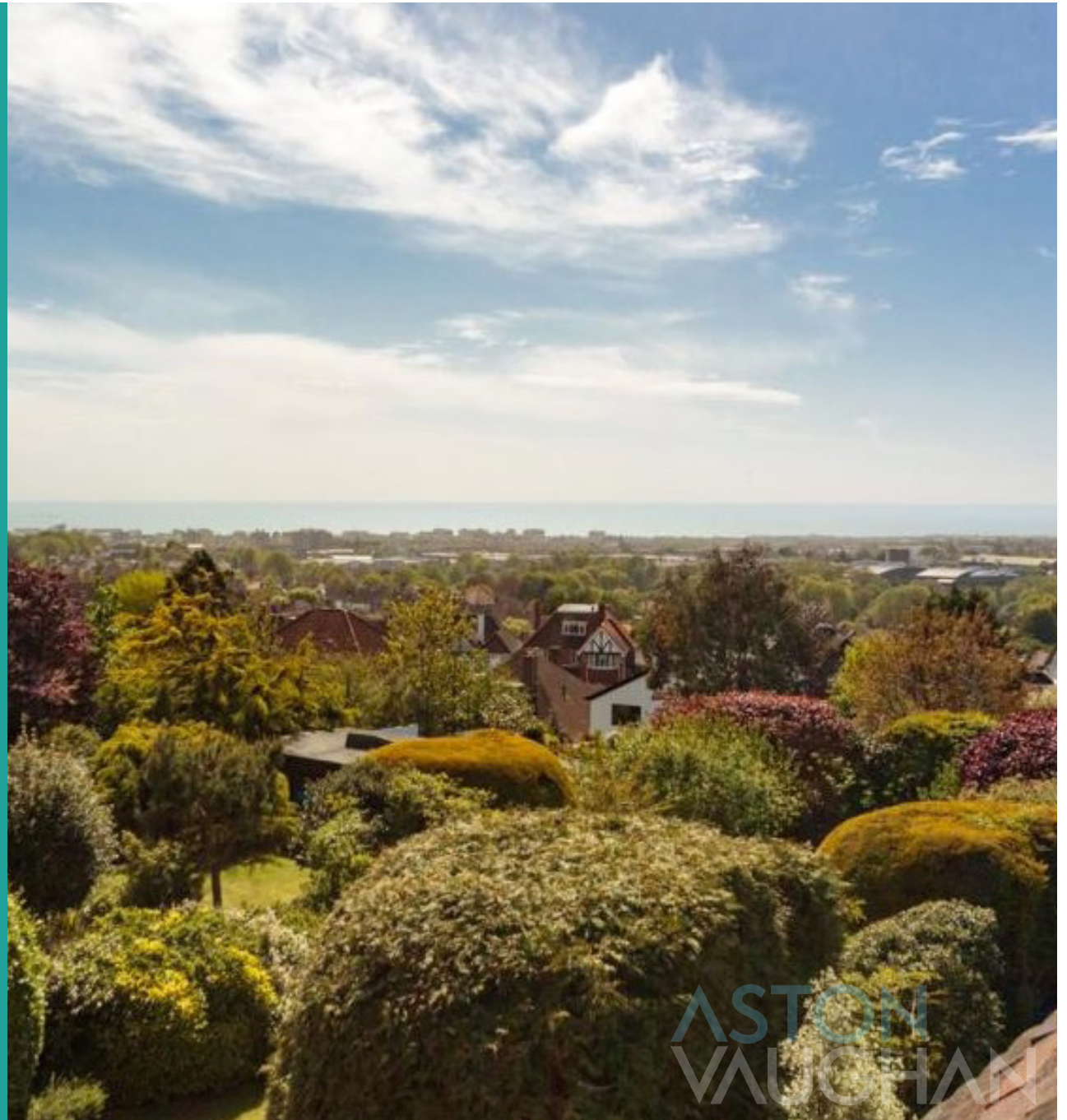
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Windlesham Prep.

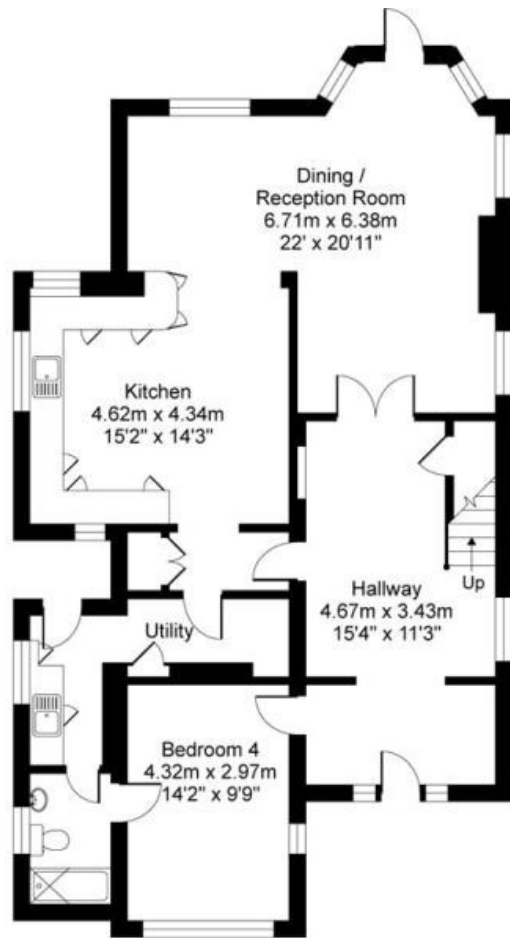
### Location Guide

Tongdean has long held its title as the most prestigious area to live in the city; characterised by substantial homes, surrounded by mature trees and greenery. Much of it was built up during the 1930s and 40s when there was an emphasis on creating big bright homes with the family unit in mind.

This stunning home is beautifully situated within Tongdean where there is easy access to local green spaces, and the South Downs are on your doorstep. The city centre shopping districts and beach are also within easy reach, and this home also offers easy access to the A23 and A27 which have direct and fast access along the South Coast and to the airports and London. There are several buses which stop nearby, taking you into the city and to the coast, or both Preston Park Station and Hove Station are equidistant for the London commute.



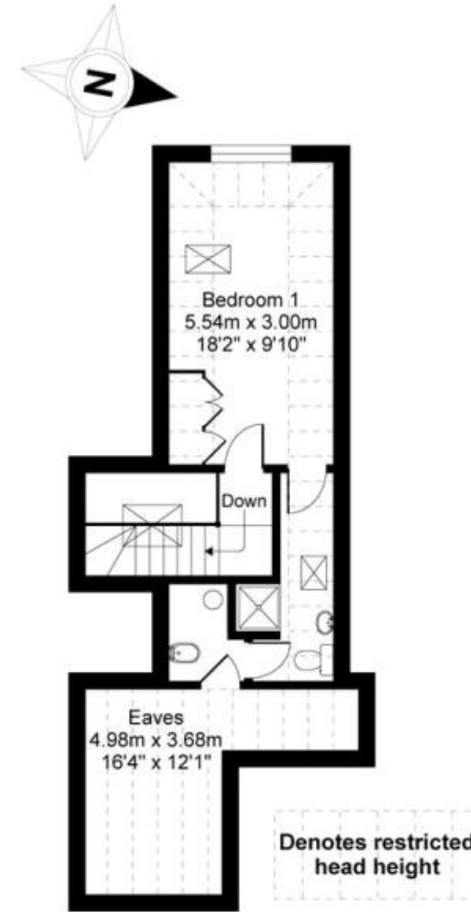
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## Tongdean Avenue, Hove, BN3

APPROX. GROSS INTERNAL FLOOR AREA 2296 SQ FT 213.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & VOID)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.