



Tongdean Road, Hove, BN3

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

Tongdean Road, BN3

5 Bedrooms | 3 Bathroom | 3-4 Reception Rooms
4161 Sq Ft | Close to Hove Park

- Development opportunity in the Tongdean & Withdean Estate
- Currently a large plot of land (approx. $\frac{3}{4}$ acre) and a detached Edwardian house with potential to rebuild & modernise OR create 1, 2 or 3 newly built family homes.
- Current house layout of 6 bedrooms, 3 bathrooms (1 ensuite), 4 large reception rooms spanning 4161 sq. ft. Offering a wealth of original period features but in need of modernisation and repair.
- Potential to renovate, extend and reconfigure the main house, adding a second floor.
- Large, landscaped garden with mature borders and a swimming pool
- Sea views from the upper floors
- Parking for 3 cars on the gated drive
- Excellent schools and transport links nearby
- Close to the South Downs National Park and the City of Brighton & Hove – offering town and country appeal.





Development Opportunity:

Offering a unique opportunity for development in one of the city's most prestigious suburbs, this substantial six-bedroom house sits on a large plot of land with potential to create either one separate dwelling alongside the current property or to build two or three separate family homes from new.

Since the early 20th Century, this area has been characterised by luxury homes surrounded by the verdant countryside of the South Downs National Park giving it the best of both worlds with town and country nearby. It has retained its superior status with large, elegant homes set on sizable plots which, in recent years, owners and developers have seen the potential for modernisation and rebuilding.

As it stands, the house has huge potential to add value should it be fully renovated and modernised, while the garden is the ideal size for families or for sophisticated summer entertaining. Ideal for those looking to escape the Big Smoke and relocate their families to an area with incredible transport links and easy access to excellent private and state schools.

Surrounded by mature trees and greenery, the land is not overlooked and being elevated on the hill ensures a light and open outlook on all sides with sea views from the upper floor and balconies. The house is approached from Tongdean Road through secure iron gates between two elegant pillars and a border wall. The sheer scale of the house and the elegant entrance give this home and air of grandeur which would be retained should new properties be built on the land.

The proposed new homes would consist of 2x three storey contemporary homes with ample glazing to take full advantage of the southerly aspect. A third two storey home would sit to the rear with a flat roof, while the other two would be slightly lower, appearing all to be of the same height so as not to affect the outlook from neighbouring homes.





The House:

As it stands, there is an elegant and luxurious family home sitting on the plot. It is detached and formed of two storeys surrounded by lush gardens and mature trees. Internally, it is in need of updating and repair in areas, although it is homely and spacious with double glazed windows and many original Edwardian features. The original internal doors, door furniture, wall panelling and balustrades add to the building's character and could be retained, even with a modern extension and renovation.

The ground floor comprises of a large entrance hall with an open fire and two formal, linked reception rooms leading out to the sunroom, overlooking the pool. These rooms have been used for entertaining in style over the years and the south westerly aspect ensures they are filled with a warming light during the day. Adjoining these, the kitchen breakfast room also links through to the garden through Crittal French doors. The potential to extend this space is huge, or simply knocking through to the utility room and dining area to create an open plan space. From here, a door opens to an incredible billiards and music room, also looking out to the garden, ideal for entertaining and versatile for any number of uses. A ground floor bathroom and study complete the space, while the garage is integrated.

Elevated on the first floor, there are six double bedrooms with a principal room boasting a dressing room and an en suite. From here there is access to a balcony and the views take you over treetops to the sea beyond, reminding you just how perfectly positioned we are here between the countryside and coast. The balcony requires a balustrade for safety, while a second roof terrace with a battlement style parapet sits to the other side of the house surrounded by greenery. The other rooms share use of the family bathroom and a separate WC. There is scope to extend further into the large loft space, or to create a second floor with several further bedrooms, bathrooms or an exceptional principal bedroom suite from which the views across the city to the sea would be even more exceptional - although this would require planning consents.



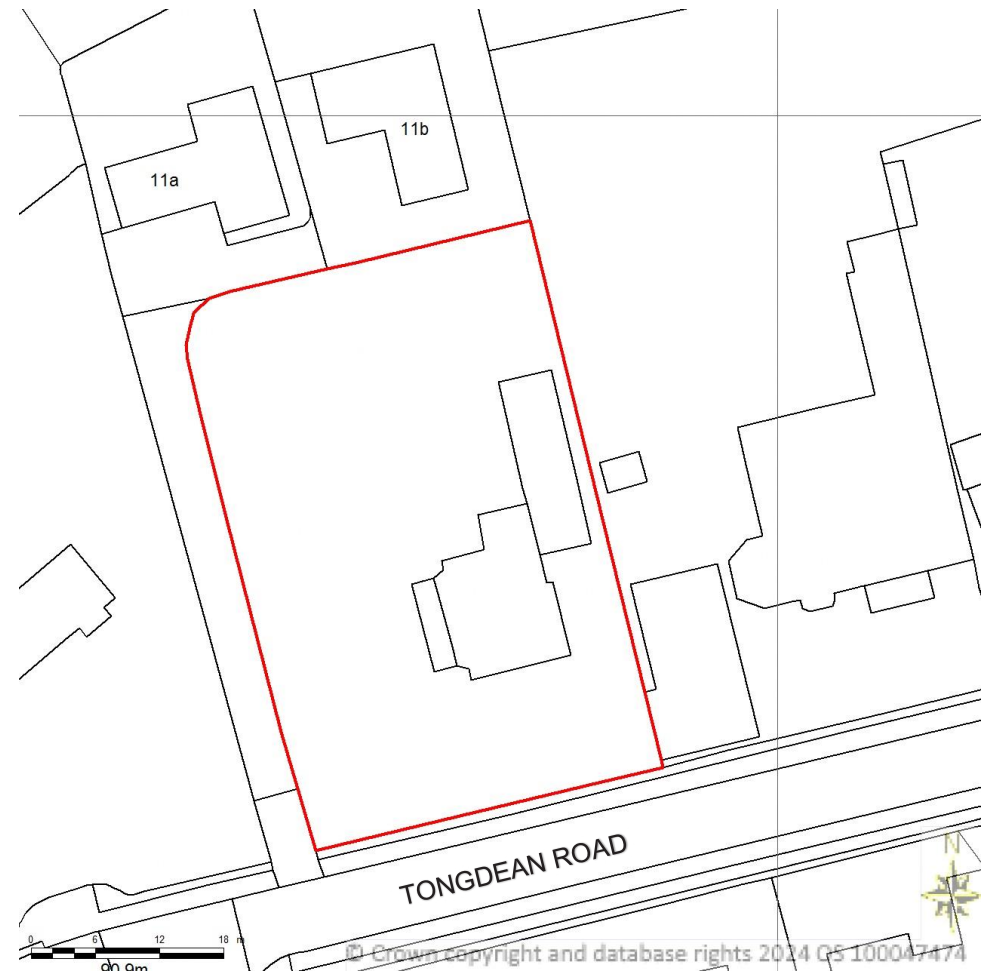
Gardens:

Surrounding the house on three sides, to the south, west and north, the gardens are awash with sunlight. There are clearly defined areas for dining alfresco alongside the house, looking out over the pool which is the flattest piece of land in the area, ideal for building on if choosing the development option. Green lawns surrounded by leafy borders and palm trees add privacy, shade and shape to the space, while flower beds add colour and scent. At the far side of the garden, a sweet copse of laurel trees conceals a magical play area where there would also be ample space for building a home office or extending the house further. As a workspace for running a business from home, it could be completely self-contained as there is side access to the garden which would work well for visiting clients.

There are endless permutations for reconfiguration and garden landscaping which any garden designer would love to explore, and it is clearly possible to reconfigure the land to allow for another development while retaining outdoor space for both properties.



11 TONGDEAN ROAD HOVE BN3 6QB	BLOCK PLAN SCALE 1:500 SIZE @ A4
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LOCATION GUIDE

Good to Know

Local shops, café and restaurant 2 mins walk

Hove Park 5-7 walk

Hove & Preston Park Stations 6 by car, Brighton Station 8-10

Hove Lawns & beach 9 mins by car

Education:

Primary: Westdene Primary School, Stanford Infants and Junior Schools

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Windlesham Prep.

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 elegant home enjoys 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.

