



Southdown Place, Brighton, BN1

£875,000 - £895,000

**ASTON**  
**VAUGHAN**  
EXQUISITE



## INTRODUCING

# Southdown Place, BN1

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms  
1368 Sq Ft | Close to Fiveways | Southerly Aspect Garden

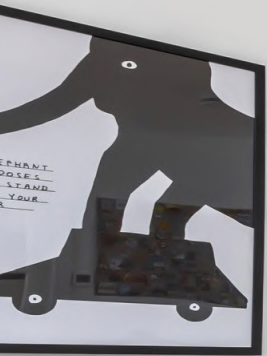
Sitting within the prestigious 'Golden Triangle' district close to Fiveways stands this beautifully renovated four-bedroom detached house. Having been built in a later era than its Victorian neighbours, it benefits from light, airy rooms offering 1368 sq. ft. for families to evolve and grow. From the moment you enter, it is clear the current owners have a refined eye for colour and interiors, celebrating the natural light and proportions of the space while combining them with contemporary, bespoke finishes. The walled garden feels private, becoming a lovely extension to the kitchen and dining room during summer, ideal for children to play in complete safety.

It is the location, sitting opposite the glorious green environs of Blaker's Park, which will appeal to families who will also appreciate the proximity of several excellent schools. Transport links, both in and out of the city, are also within easy walking distance and the plethora of local amenities and eateries will be adored by all.

Set back from the road behind border walls and a neat front garden, the house is classic for the 1950s era with a linear form in red brick with wide picture windows to bring the outside in. Stepping inside, you come first to a useful porch for hanging coats, then through to the entrance hall where wood flooring and tall white walls greet you. There is a deep storage cupboard alongside a separate WC – an essential in any shared space.







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Solid oak flooring flows across the threshold into the exceptional living room spanning the depth of the house. Dual aspect from east to west, the walls feel almost entirely glazed framing leafy views over the gardens and park. There is a wealth of space for both relaxed furnishings by the contemporary wood burning stove, or for dining alongside the kitchen which sits recessed to the right while remaining open plan. Bi-folding doors link this room seamlessly with the outside, so it becomes a natural extension of the home as the weather warms in spring.

Seamless handle-free cabinetry in white provides a huge amount of storage in the kitchen alongside integrated appliances and a breakfast bar for two. Dual ovens are placed in a tower for easy access, while space has been left for an American fridge freezer and a second door opens to the green house extension, so your kitchen garden is on hand for seasonal produce when cooking.







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Brighton houses tend to have modest gardens, yet this one is more spacious than most. Slim battening fences ensure it doesn't feel overlooked and with both an easterly and southerly orientation, it is a real sun trap. Currently set up with children in mind, there is a summer house and a children's swing set on the lawn, yet there are grown up areas too with two patio areas for dining in the first and last of the sunshine. Side access allows you to bring muddy boots, paws and buggies through to the rear of the house, rather than traipsing them through and there are several sheds and storage areas for wood and winter storage for bikes and gardening equipment or furniture.

Returning inside, wooden stairs rise to the first-floor landing where a tall window on the stairwell brings in light and views across the local landscape. There are three double bedrooms on this floor with the largest of the three enjoying a wall of built-in storage. They share use of the main shower room; contemporary in white with stylish oblong wall tiles and a wall mounted WC adding to the feeling of space. In addition, the washing machine and tumble dryer are cleverly concealed in a laundry cupboard, away from the main living areas.

A further flight rises to the principal bedroom suite spanning the top floor with large Velux windows now framing views across rooftops and trees below open skies. With a bed positioned below, you can star gaze or watch the clouds float by in complete tranquillity – indeed this is a wonderful room for children who need complete peace and quiet to sleep. Wardrobes are built-into the eaves and there is space to play, relax and sleep up here. The bathroom is en suite with a bathtub, so you can bathe little ones or recline in some bubbles after a long and taxing day.

















### Vendor's comments

"With young children, the location has been exceptional. The park, schools and nurseries within walking distance are amazing, and our neighbours are simply delightful. You have every amenity you could wish for at Fiveways – of particular note is Flour Pot Bakery and Barfield's Butchers who are legendary in Brighton. For a family Sunday Lunch, you are spoilt for choice for local eateries and gastropubs. The Cleaveland across the park is a lovely family run pub where the landlords live above it with their school-age children, so it is never noisy. It is the sense of community here we will miss the most, so we are hoping to find somewhere nearby."





## LOCATION GUIDE

### Education

Primary: Balfour Primary School, Downs Infants and Junior Schools

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Sixth Form Colleges: Varnden 6th Form College, BHASVIC, Newman College, MET

Private: Brighton College, Montessori, Lancing College Prep.

### Location Guide

Shops: 5 minute walk to Fiveways, 14 min walk to Preston Circus

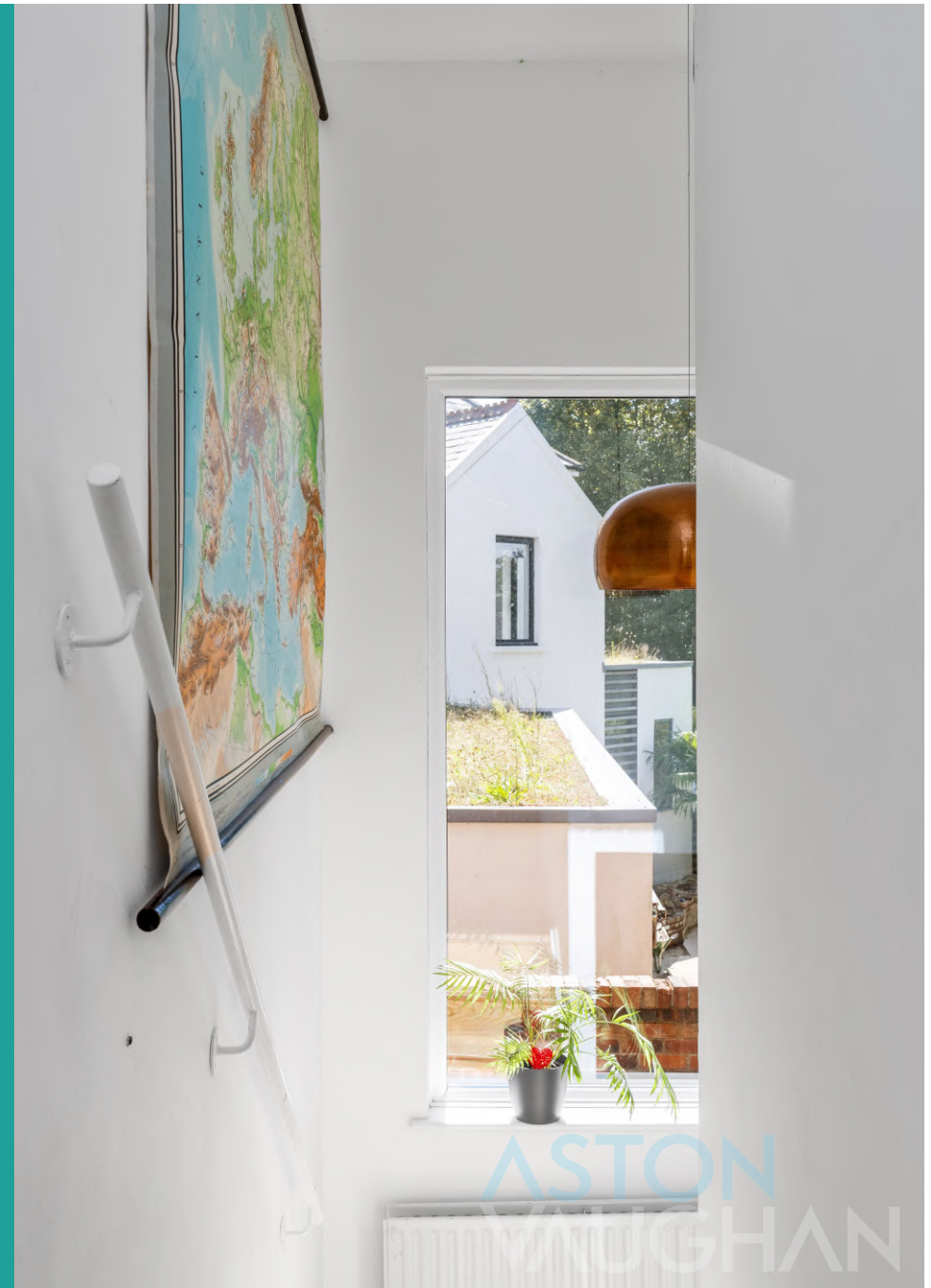
Station: 10 min walk to London Road, 18 min walk to Preston Park station, 20 min walk to Brighton Station

Park: Blakers Park on the doorstep, Preston Park 15 min walk

Seafront: 13 min bus ride or drive

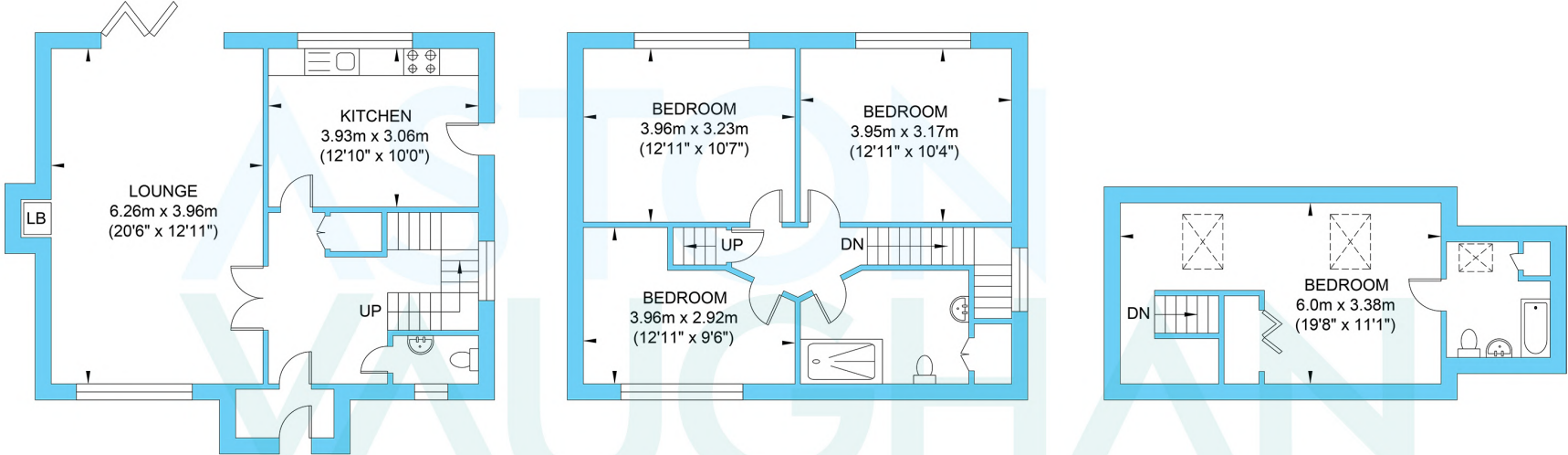
The shining star at the top of Brighton's renowned 'Golden Triangle'; Fiveways has been a hugely desirable area to live for decades. There is a fantastic array of shops, bars, delis, an award-winning baker and a butcher, and the school catchment is one of the best in the city. For these reasons, families flock to live here, creating a genuine sense of community. This house sits in one of the most favoured positions, looking out over the greenery of Blakers Park. It is surrounded by mature trees encasing a green lawn with tennis courts, a café and a play area which becomes a meeting place for parents and children alike, all year round.

This generous family home is beautifully situated in a popular area with lots of local shops and green spaces on your doorstep. The city centre shopping districts and beach are also within easy reach, and this house also offers easy access to London Road Station (1 stop into Brighton Mainline) and Preston Park Station, plus the A27/A23 which have direct and fast links to the universities, airports and London.





# Southdown Place



Ground Floor  
 Approximate Floor Area  
 562.73 sq ft  
 (52.28 sq m)

First Floor  
 Approximate Floor Area  
 539.70 sq ft  
 (50.14 sq m)

Top Floor  
 Approximate Floor Area  
 265.76 sq ft  
 (24.69 sq m)

Approximate Gross Internal Area = 127.11 sq m / 1368.20 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.