



Withdean Road, Brighton, BN1

£2,350,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

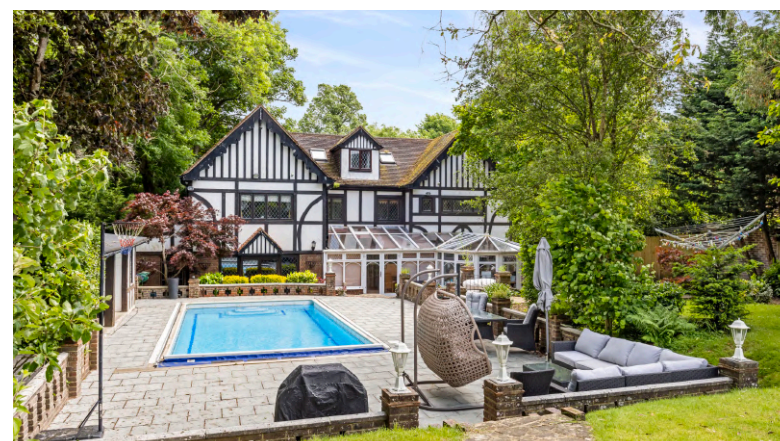
Withdean Road, Brighton, BN1

6 Bedrooms | 4 Bathrooms | 2-3 Living Rooms
4423 Sq Ft | Landscaped Gardens | Gated Driveway and
Detached Garage

Set among mature trees on a quiet road in Withdean, this Neo-Tudor 1970s detached family home offers a country feel while being perfectly situated close to excellent transport links. The property sits on a large plot, with elegant proportions and natural light flooding in from all sides. With six double bedrooms spread over three floors, there is ample space for larger families. The home is filled with original features and charm, yet still offers plenty of potential for further extension.

In a highly desirable area of the city, this home is within the catchment area for some of the city's top schools and colleges, both private and state, with excellent transport links by train or car. It features a large well-established garden with mature trees and a swimming pool. The front garden includes scented flowers and is accessed by gated driveway.

- 6 bedroom detached house
- 4 bathrooms
- Garden cabin
- Detached garage with office above
- Withdean
- Landscaped gardens to the front and rear
- Gated driveway for several cars





Tanglewood
21

Introduction

This home boasts an abundance of space and natural light, creating an airy, open ambiance. Positioned on a charming road away near to the convenience of Dyke Road Avenue, but perfectly quiet and surrounded by verdant scenery. Nestled behind border walls and mature trees, a gated drive ensures privacy, with ample parking available. The detached double garage not only accommodates two vehicles but also houses a home office or workshop, enjoying the same natural light as the rest of the home.





ASTON
VAUGHAN

Entrance

This house exudes timeless charm, boasting twin gables, Tudor timber beams, and leaded light windows that add to its curb appeal. As you step inside, you're greeted by a spacious entrance hall flooded with natural light from a stunning double-height window, creating an inviting atmosphere for both homeowners and guests. A beautiful timber-framed staircase leads to the upper floors, while solid doors open to the reception rooms on the ground level. Additionally, the ground floor features a study and a separate WC, essential amenities for a home of this size.

Sitting Room & Conservatory

This room strikes a balance between spaciousness and coziness, with its soft cream carpet and beamed ceiling. In the centre is an exposed brick inglenook fireplace, complete with a wood-burning stove, offering warmth and charm during colder seasons. The sitting room seamlessly flows into a delightful conservatory, providing ample space for summer relaxation and entertaining. The convenience of double doors allows for effortless transition between the two areas, creating a unified, sociable space whenever needed.

Dining Room

The house has a second reception room, offering plenty of options for its use. Situated at the front, it's bright and airy with a bay window overlooking the garden. Currently set up as a formal dining room with wood flooring and space for a large dresser and a ten-person table, it could also work well as a bedroom or a cozy snug, with space for sofas and chairs.





Kitchen Breakfast Room

The Clive Christian kitchen is exquisitely designed, showcasing handmade cabinetry and premium materials. Lemon-cream timber cabinets harmonize with light stone countertops, lending an inviting ambiance. Beneath the beamed ceiling, ample space is available for a kitchen table, while French doors open onto the patio for delightful alfresco dining experiences. What's more the utility room is conveniently located next door.

The Garden & Sun Room

Accessible from the kitchen, main conservatory, or sunroom connected to the entrance hall, the garden offers a joyful retreat filled with sunshine and garden vistas. It's an ideal spot for reading, relaxing, or enjoying the view in privacy, with the added convenience of a built-in bar for social gatherings. A patio adjacent to the house makes outdoor dining effortless, leading to steps that ascend to a lush, well-maintained lawn. Flanked by floral flowerbeds, these steps lead to the heated swimming pool, surrounded by ample space for sunbathing and leisure. Mature birch, ash, and beech trees provide dappled shade and privacy, creating a serene environment filled with the sounds of wildlife and fragrant scents from the border plants. Completing the outdoor amenities, a pool house offers changing facilities, while a cabin nestled beneath the trees provides a peaceful retreat.

First & Second Floor Bedrooms and Family Bathroom

Ascending to the first floor, the bedrooms and bathrooms are situated off a spacious landing, offering captivating views across the lush greenery of Withdean Valley, which transform beautifully with the seasons. Bedrooms three, four, and five are nestled side by side, each providing a peaceful and cozy ambiance with soft carpeting underfoot. Bedroom three boasts an en suite shower room, while bedroom four features a wall of built-in wardrobes, maximizing the floor space. Bedroom six, a generously sized single room, also offers built-in storage, making it ideal for a child's bedroom or home office. All rooms provide convenient access to the family bathroom, complete with high-quality fixtures and fittings.





ASTON
VAUGHAN



Principal Bedroom Suite

Spacious and bathed in light, the principal bedroom suite spans the depth of the house, offering ample comfort. Clive Christian built-in wardrobes ensure plenty of storage space for two, while still maintaining an open feel. Bi-folding timber doors gracefully lead to the en suite, with high-quality fittings. Throughout the suite, double-glazed windows contribute to a tranquil ambiance and warmth.

Second Floor Bedroom Suite

During the loft conversion process, the owners wanted to ensure that the staircase seamlessly blended with the original house design as it ascends to the second floor. This room offers ample space and headroom, with views improving as you ascend higher. A dormer window floods the space with natural light and offers treetop views. Tucked away at the top of the house, the room is exceptionally quiet.



LOCATION GUIDE

Good to Know

Shops: 7 min walk, city centre 15 min bus ride

Train Station: Preston Park Station 10 min walk (secret cut-through)

Seafront or Park: South Downs 5 min drive/cycle, seafront 10-15 min drive

Education

Primary: Westdene Primary, Stanford Schools

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

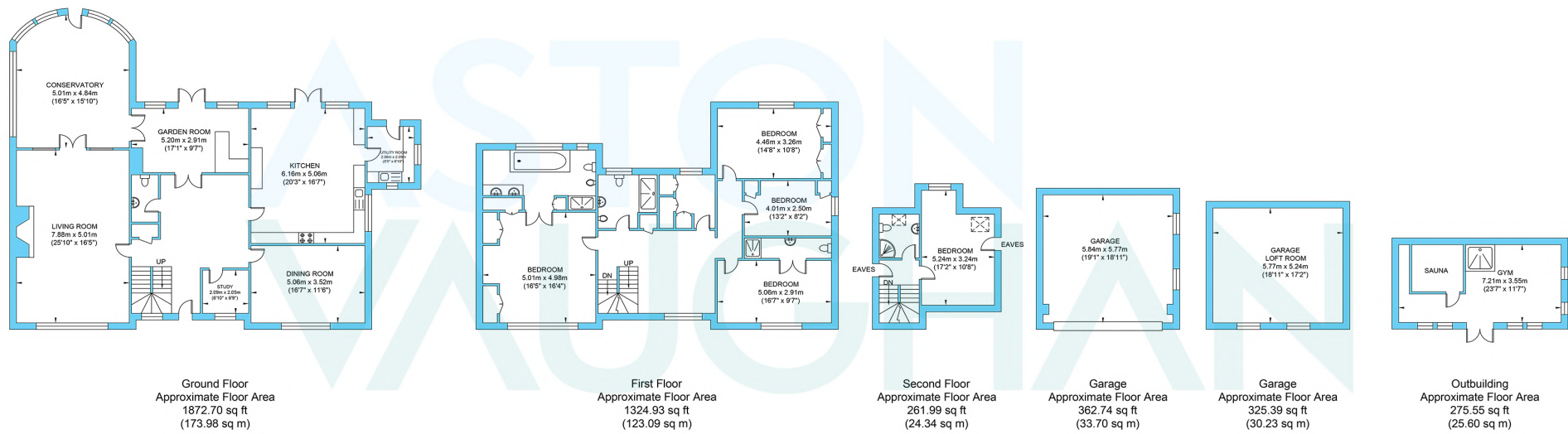
Sixth Form: BHASVIC, Varndean College, Newman College

Private: Brighton College, Lancing College, Brighton & Hove Schools for Girls, Windlesham Prep.

Location Guide

Nestled in a sought-after neighborhood with abundant local amenities and nearby green spaces, this remarkable home offers convenience at every turn. The South Downs National Park is a mere 5-minute drive away, while the city center shopping districts and beach are easily accessible. Moreover, this property provides seamless access to Preston Park Station, as well as the A27 and A23 highways, offering direct and swift connections to universities, airports, and London.





Approximate Gross Internal Area = 410.94 sq m / 4423.32 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

