



Crescent Drive North, Brighton, BN2

£700,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Crescent Drive North, BN2

4 Bedrooms | 2 Bathrooms | Large Open Plan Reception
1395 Sq Ft | Stunning Views | Home Office & Large Loft

Between the National Park and the sea, this luxury 4 bed detached house on the outskirts of Brighton has spacious off street parking and a large, landscaped garden with a dining terrace, sun deck and lawn to enjoy. Local amenities and two good primary schools are within a 3 min drive and it is ideal for families, professionals or investors with Nuffield Hospital 4 mins by car, the beach at Rottingdean a 9 mins drive and Brighton's centre and the A27/A23 easy to reach. Inside, the sunny living dining room has a contemporary finish and a social flow into the streamlined kitchen breakfast room, which opens to the garden at the back for an easy, outdoor lifestyle. There's a comfortable ground floor study with its own entrance whilst upstairs there's a luxury bathroom for the family, a useful utility and three peaceful double rooms. The fourth quiet bedroom is a beautiful principal with a dream en-suite - and a spacious attic room has sea views.

On the edge of the South Downs National Park, Woodingdean is quiet but connected with shops, cafes, restaurants and a library in walking distance and bus routes to Longhill Secondary School, Sussex University, along the coast and into the city around the corner. Offering the best of all worlds, you can explore the local Nature Reserve at Sheepcote Valley, the rock pools of Rottingdean or boat trips of Brighton Marina and Brighton, Lewes and Gatwick are all a possible commute at approx. 10 -15, 20 and 40 minutes.





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On a sought after, residential street with prosperous neighbours a glamorous, coastal lifestyle begins as you sweep into the spacious off street parking in front of this contemporary, detached house and step up to a striking front door where the glass panel brings both the sunshine and sea view into the heart of the home.

Inside, no expense has been spared to create a dream home balancing everyday comfort with the needs of a 21st century lifestyle – and in the hallway there's a secluded study with a fitted workstation and its own access to the off street parking by a smart w.c., so visitors don't need to encroach into the main living areas of the house.

A tranquil retreat with an impressive 8.29 x 6.07m (27'2 x 19'10) for friends and family to relax into, there is ample space for sofas whilst ambient lighting offers a warm welcome. A broad window at the front brings in the Sussex sunshine and this elegant space looks through the depth of the house to the dynamic landscaping of the garden.

Flowing from the reception, the high-spec kitchen breakfast room has extra wide glazed doors which slide across to a spacious dining terrace for an easy al fresco lifestyle. Inside, the streamlined kitchen flows around a sociable central island which incorporates a sink and has space and power for food preparation. Skilled planning delivers ample storage with glamorous but practical working surfaces, and appliances include a touch induction hob out of sight of the dining area as well as a micro/combi plus a fan oven at eye level.

Outside, sitting beneath exotic planting it's easy to forget you're only 15 minutes from central Brighton. A tranquil retreat, the dining terrace is lit and tiled, and it is level with the house – sometimes a feature hard to find on the South Downs. There is plenty of space for a table and chairs, there's a side gate for parties and shallow steps rise to a spacious garden where there is always a spot to sit in the sun and a deck which looks over a pet/child friendly lawn.





Upstairs, quiet at the back, two beautiful double bedrooms are simple but stylish and ready to move into. A central family bathroom has a designer finish with a dual head shower system over the bath and twin taps above the sleek hand basin beneath a lit mirror and there's a discreet utility room by it. Making the most of its restful backdrop of fields rolling to the sea, at the front the principal bedroom is a private retreat with 4.65 x 3.48m (15'3 x 11'5) in which to relax with plenty of space for organised storage at the end of the room and a chic, en-suite shower room. Next door, the fourth bedroom, also with open views between lower rooftops is a peaceful sanctuary, ideal as a nursery or a fabulous dressing room. Reached by ladder, at the top of the house, the large attic is bright and cheerful with Velux in both the front and rear roofline.



Vendor's Comments:

"The setting is restful and quiet. On a hill with sea views every time you leave the house it is lovely to come home to bright, spacious and airy rooms as well as easy parking. This has been a very happy home with lovely neighbours, and the house is warm and cosy for family evenings but big and inviting for entertaining – and we spend most of the summer on the beach or in the garden. The ground floor study is perfect if you work from home as it has its own entrance from the parking, and guests enjoy coming to stay as it's easy to get them from the station (or the park and ride at the Downs Hotel), although there are local buses into Brighton too. If you just want an evening stroll with a dog, there are country walks around the corner where you can enjoy open fields and it is also a family friendly area with good schools, a park, library and doctors all within walking distance."





LOCATION GUIDE

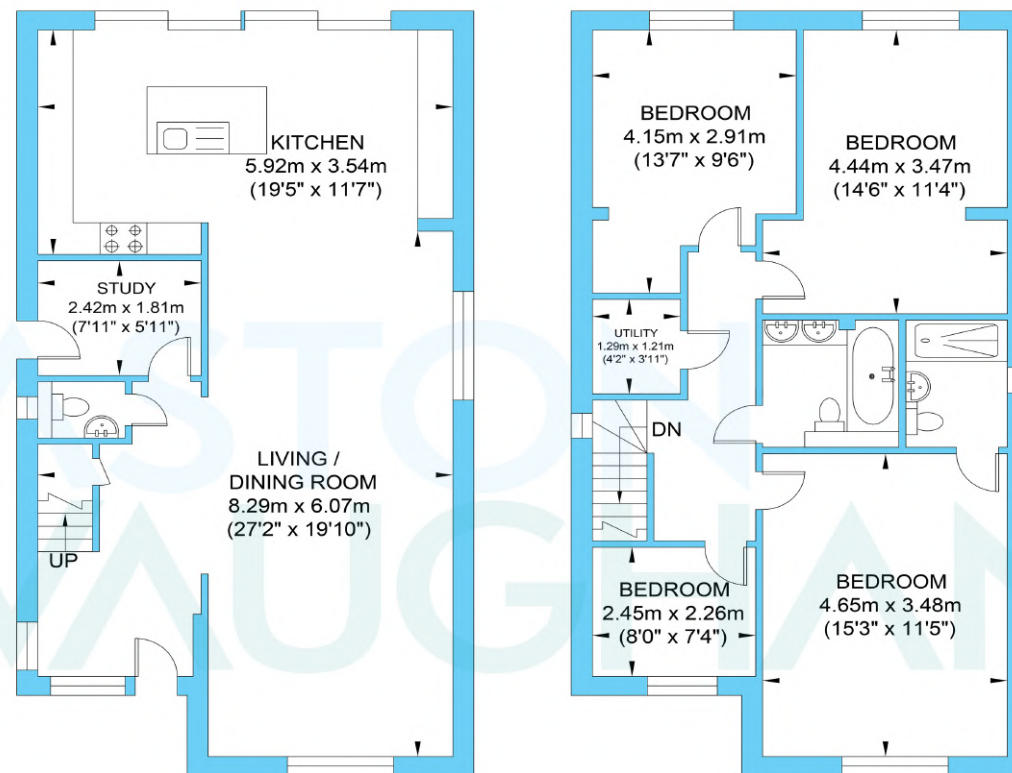
Good to Know

- Shops & good school 3 mins radius
- Central Brighton (the Level) 10-15 mins drive
- Country walks 2 min
- Rottingdean High Street & beach 8 mins
- Brighton Marina 10-12 mins by car
- Falmer Station about 10 mins, Brighton 15-20 mins

Education

- Woodingdean Primary, Rudyard Kipling
- Longhill High School
- Longhill 6th Form, MET, BIMM, BHASVIC
- Private Schools: Brighton College, Roedean, Brighton Waldorf, Brighton Girl's, Bede's

Surrounded by countryside and close to the sea Woodingdean is a sought after area tucked away but with easy access to Brighton, Lewes, Gatwick and London. Professionals, families and investors love it as shops, cafes and restaurants are nearby and local schools are good. There's easy access to a park and open downland walks whilst the picturesque coastal village of Rottingdean is on the doorstep. The waterfront restaurants, health club and cinemas of the Marina are a 10-15 minute drive, Brighton & Hove's an easy commute (e.g. The County Hospital is about an 8-10 minute drive) and there's a regular bus service to Brighton, the university at Falmer, as well as Lewes or Seaford. Its proximity to the A27 and A23 – out of hearing- is great for those needing to reach the universities, airports or motorways quickly and Brighton's train station, with its fast, direct links London and Gatwick is closer than you think via Elm Grove or Warren Road.



Ground Floor
Approximate Floor Area
697.50 sq ft
(64.80 sq m)

First Floor
Approximate Floor Area
697.50 sq ft
(64.80 sq m)

Approximate Gross Internal Area = 129.60 sq m / 1395.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale