



Bristol Gate, Brighton, BN2

**£800,000**

**ASTON  
VAUGHAN**

Sales and Lettings

## INTRODUCING

# Bristol Gate, BN2

4 Bedrooms | 4 Bathrooms | Exclusive hilltop location  
2399 Sq Ft | Development potential stnc

This secret, detached retreat opens to extensive grounds and glorious countryside views. A fantastic find, this glamorous house with off street parking has an astonishing 222.92 m<sup>2</sup> (2399.48 sq. ft) to explore including a one bedroom, self-contained annexe for inter-generational living or consulting from home. The luxurious main house offers 3/4 double bedrooms, 3 en-suite, and an inviting social flow. Architect designed in 1970 for a sunny, coastal lifestyle it's on an exclusive no through road 5-10 mins walk from the sea, beach bars and a Lido, 5 from fashionable Kemptown Village's amenities and just 2 from the County Hospital – which is out of hearing. Good local schools include St Luke's and Brighton College, and Brighton Station's direct trains to Gatwick and London are 7 mins or so by cab.

Inside 3 spacious receptions offer versatile options, currently an elegant living room, secluded formal dining room and private home office/ 4th bedroom, and ideal for al fresco summers, both the contemporary kitchen breakfast room and vaulted conservatory embrace the magnificent, landscaped garden. Upstairs three bedrooms are peaceful double rooms, all with en-suite bathrooms and open views making them private and there's also a large attic, which some neighbours have extended into, stnc. Spanning from front to back of this substantial house with its own private entrance at the front and patio area at the back (which easily could be separated from the main garden), the bright and cheerful annexe can also be reached from the house.





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Lined with prosperous homes, this leafy hilltop is one of the best kept secrets in this private area of the city where properties do not appear on the market often. This charming house, the last but one on a no through road with a park at the end, has a beautiful Alpine influenced exterior.

A high sloping roof, supported by craftsmen built brick barley twist columns, shelters a south facing veranda looking over a paved terrace surrounded by mature planting for privacy. There is both a path to the main front door and off street parking level to the separate entrance to the self-contained annexe.

Inside has an easy flow, elegant rooms and home comforts include double glazing. The spacious octagonal hallway has a discreet w.c. and cupboard tucked away, and facing the sunshine, the living room is big, bright and ready to enjoy with friends or family. Across the hallway, visitors can enjoy a traditional dining experience in an inviting room which is not overlooked and there's an easy flow to the streamlined kitchen breakfast room.

Bright, cheerful and opening to the garden for easy al fresco summers, this contemporary kitchen is well planned with ample storage and plenty of practical working surfaces. Integrated appliances include a 5 ring gas hob, electric grill and oven beneath a high end hood, and there is a sociable breakfast bar where homework can be encouraged as you cook, or informal suppers shared.

At the far end, an inner hallway is lined with windows to bring the outside in, with internal access to the annexe on one side and a door to the vaulted conservatory on the other. Designed to embrace the Sussex sun, the garden and the distant roll of the Downs, glass walls frame the verdant grounds and classic tiled flooring ensures an easy in/out flow through the broad French doors.

Returning inside, the generous home office is nicely secluded and large enough to share or it could be a 4th bedroom – perhaps for a guest or au pair as they could come and go as they like, or perfect for health professionals who work unsocial shifts occasionally.





Upstairs, three more generous bedrooms are all generous sizes and are all en-suite. At the back, two quiet family bedrooms are almost the same size and each have a bath in their en-suite as well as magnificent views over a sea of green to the countryside which surrounds our coastal city. At the front, the principal bedroom is a serene refuge with ample space in which to unwind in a luxury setting, and the en-suite is large enough for both a bath and a separate shower.

At the top of the house, the attic room spans an impressive 8.2 x 3.7m (26'10 x 12'1), and many neighbours have extended into their attic rooms, stnc.

Spanning from front to back on the southeast side of the house, the self-contained annexe has its own access at each end as well as a door to the main house – which can be locked if you wanted to generate an income rather than use it for family. There is a generous living dining room kitchen at the front, a modern, central shower room and inviting double bedroom with fitted wardrobes to fill which opens to a patio area.

With glorious views to protected downland as well as sunny and secure for children and pets, this majestic garden is a tranquil retreat lovingly landscaped to create a series of 'rooms' to explore which are extensive but planted for all year interest – and easy maintenance. Central to the design, the main house (kitchen and conservatory) wraps around a private dining terrace, ideal for wind free al fresco entertaining and it expands into a wider terrace with a wildlife pond and views over the big garden to open countryside. Larger than most gardens within walking distance of the Royal Pavilion, there are lawns for play and a designated area at the far end for a shed/timber cabin..

**Good to Know:**

Council Tax: F

Off street parking, permit parking zone H no list

Amex Stadium/Lewes 10-15 mins

Golf club & park to South Downs 4 mins drive





## LOCATION GUIDE

### Vendor's Comments:

"On an exclusive hilltop hidden away behind the hospital with a footpath to a park with a friendly community of joggers and dog walkers, the house is always full of light and every room has leafy views which makes it very private, too. Easy to live in with a level flow, the balanced rooms inside are perfect for a growing family, working from home or if you like to entertain, and the annexe is ideal for inter-generational support or an occasional income (it's perfect for relocating doctors as spacious accommodation with its own outside space this close to the hospital is a rare find.) A restful retreat which will adapt to any changing needs without fuss, outside the garden has plenty of sunny space to enjoy. Surrounded by good schools and a choice of parks with playgrounds- and Brighton College playing fields are in one of them- Kemptown has shops, cafes and amenities including a farmer's market and its beaches have beach bars and a lido, and when you want the bright lights and theatres of the city, you have easy access to them."

### Education

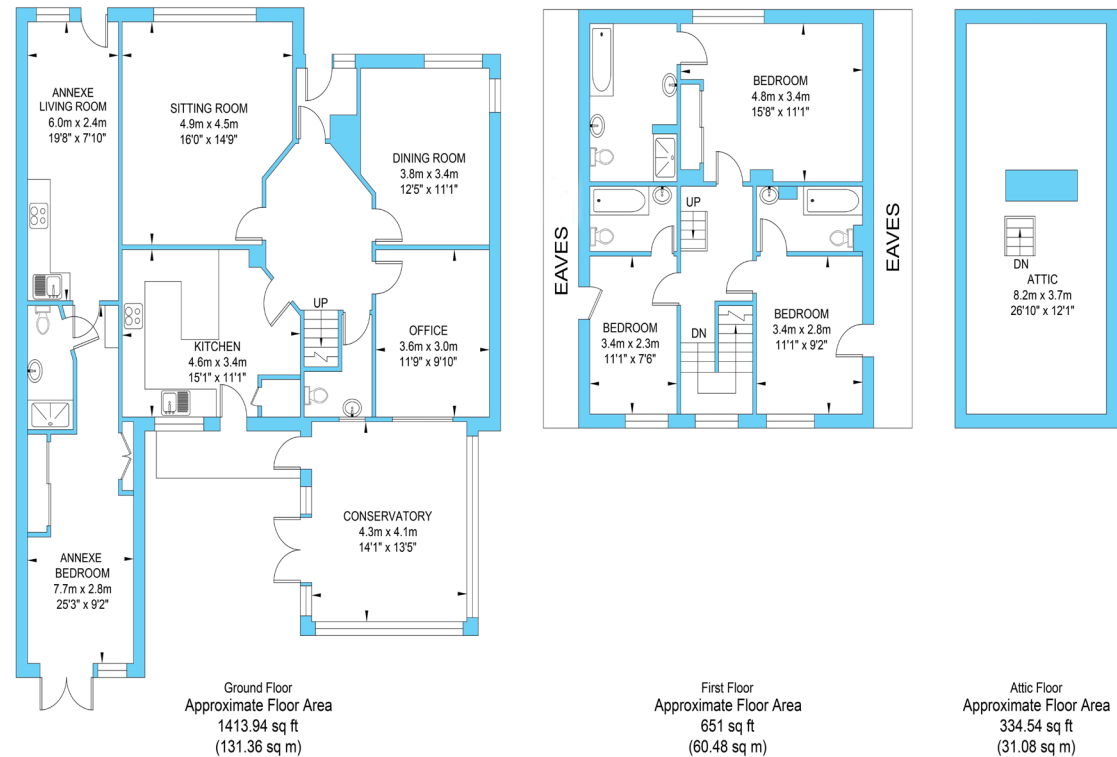
St Marks, Our Lady of Lourdes, Queen's Park, St Luke's

Varndean High School, Dorothy Stringer

Varndean 6th Form, MET, BIMM, BHASVIC

Private Schools: Roedean, Brighton College, Brighton Waldorf, Brighton & Hove High, Bede's, Lancing with school buses

## Bristol Gate



Approx. Gross Internal Floor Area = 222.92 sq m / 2399.48 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.