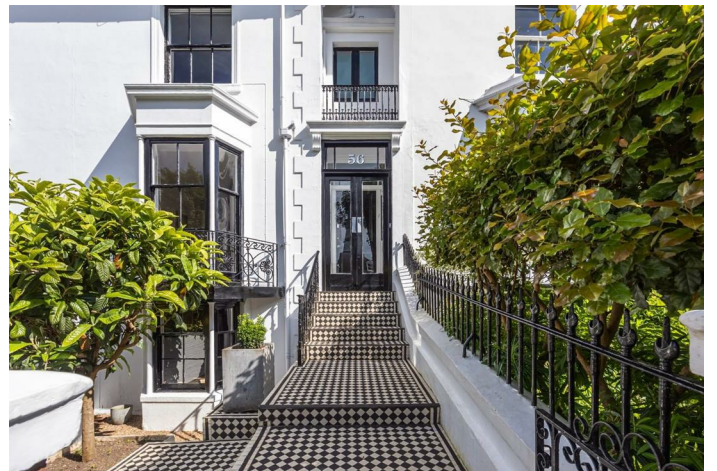


FREEHOLD



House - Terraced (EPC Rating:)

**56 COMPTON AVENUE, BRIGHTON, BN1
3PS**

Offers In Excess Of

£1,400,000

**ASTON
VAUGHAN**
Sales and Lettings



5 Bedroom House - Terraced located in Brighton

* SOLD BY ASTON VAUGHAN *

On a quiet, exclusive street just 7 minutes walk from Brighton Station, this five bedroom Victorian Villa has a subtle, design-led finish and a spacious, sunny garden. Inside, 176m² (1900 sq. ft.) of beautiful rooms blend period grace with comfort to create a sun-lit family home with a contemporary social flow. Convenient for professionals, families and investors a choice of good primary schools and an outstanding 6th form college are within walking distance, the playgrounds and cafés of Dyke Road Park and St Anne's Wells are within a 4 min drive and it is in the prestigious golden triangle of West Hill Conservation Area where you can walk to the al fresco lifestyle of Seven Dials, the North Laine or the seafront in minutes. What's more, for those who don't need all the space that this family home has to offer, there is the option to rent out the lower floor as it has its own separate entrance and 2 bedrooms which can sleep 4 guests for short-term stays.

There's an open fireplace in the classic living dining room where floor to ceiling windows in the front bay open to an iconic wrought iron balcony whilst a tall window at the back opens to a Juliette balcony and garden views. Skilfully extended, an inviting kitchen opens to the private garden and offers the best of contemporary design with a high spec German kitchen in Retro Rosewood style and a spacious breakfast area with built in seating. Upstairs, a luxury bathroom is a stylish refuge also with high end fittings, and three peaceful double bedrooms, the guest room with a 2nd w.c. close by, are ready to move into. Downstairs, two further bedrooms provide flexible options for teenagers, inter-generational living or even as a passive income as this area can become completely independent simply by locking the door to the internal staircase. There's also a utility area in the lobby, the bathroom is contemporary, the living room has style and the charming bedroom has French doors to a patio with space for table and chairs.

One of the most sought-after areas of the city the location is perfect if you travel by bus or car. Around the corner but out of hearing, Dyke Road will take you into or out of the city in minutes.

- Beautiful 1850's terraced Villa
- Potential for self-contained lower apartment with patio
- Designer fittings and finish
- Large, landscaped garden
- Plentiful permit parking
- Good school catchment
- Walk to station, Seven Dials, North Laine, Churchill Square & seafront

Introduction:

Far quieter than its fashionable location may suggest, this well-kept terrace of historic properties has a real sense of community as once discovered, people stay. Set back behind a leafy garden with an impressive frontage, new life breathes through this grand Victorian Villa with classic style radiators, stripped or painted floorboards in the main rooms and restful decoration throughout in the calm hues of Farrow & Ball. A loved family home for 21 years, all improvements have been unfailingly sympathetic to this graceful building where the sensitive blend of old and new begins in the inviting hallway, where period finials and the ceiling height are unspoilt and the painted floorboards allow guests, children and pets free reign to roam.

The Living Dining Room:

Full of sunlight, the elegant living room has a broad bay window which has its original flush shutters and stretches from floor to incredibly high ceiling to open to the iconic wrought iron balcony which adorns these historic Villas. With plenty of space to share, guests can relax unseen as these rooms are not directly overlooked, and enjoy the open fireplace and tall window which frames the walled garden at the back.

The Kitchen Breakfast Room:

Embracing friends, family and an al fresco lifestyle, this dream family kitchen breakfast room is lined with windows and opens to the garden. Perfect for everyday but also for parties, the breakfast table with built in seating is tucked away from the working areas of the kitchen by the door to the garden for a fuss free in/out flow.

Skilfully designed the high spec designer kitchen provides thoughtful, sophisticated storage including pull out ladders and organised drawers and the

Caeser Stone surfaces look great but are also practical for budding chefs. High spec integrated appliances include a Bosch gas hob beneath a lit hood, a Bosch Micro/Combi oven plus a fan oven and a dishwasher.

The Garden:

Outside, this oasis of calm is sunny and secure behind flint and brick walls. Larger than many this close to the city centre and the sea, it is made private by mature planting for all year interest – with both a plum tree and a vine that gives plenty of grapes in September. There's dining area by the house looks across a large level lawn with a paved circle at its heart and ingeniously designed for both sun and shade, at the far end a curved deck is shielded from the fierce mid-summer heat by a wisteria.

Two Double Bedrooms and Cloakroom:

The first of the generous double bedrooms is bright and cheerful with restful garden views. A stylish refuge with a spacious double cupboard just outside it and an original fireplace, with 2.70m x 2.50m (8'10 x 8'2) it is a good size for a teenager or an au-pair as it is on the first floor landing, so the occupants can come and go without disturbing the main bedrooms - and the bonus is that it is next to a chic cloakroom with a w.c. and a handbasin.

Light and inviting with views which change with the seasons, the tranquil second bedroom has generous floorspace of 4.10m x 3.8m (13'5 x 12'5) and custom made wardrobes to fill.

The Principal Bedroom and Bathroom:

Quiet and comfortable, the romantic principal bedroom has a restful 4.5m x 4.10m (14'9 x 13'5) in which to unwind. With the soothing proportions only a period home can deliver, the decoration is in calm hues and it is very private as well as light as there is only a single storey garage opposite.

Next door, the bathroom is a soothing refuge, large enough for both a bathtub and a walk in shower and incorporates great contemporary design with a designer hand basin, mirrored cabinets, warming rails for towels and mosaic tiling.

The Lower Floor:

The light and airy lower floor offers 2 further double bedrooms, a utility area in the lobby and a contemporary bathroom with a drench head shower over the bath. The bedroom to the rear has charming French doors to a patio with space for a table and chairs.

With its own private entrance to the front, this floor also offers interesting possibilities for flexible use with teenagers coming and going or even to rent out for short-term stays. The door to the internal staircase can be locked to make it completely self-contained and with 57 sq m (623 sq ft) of space it is large enough to sleep 4 guests. Figures for weekend rental of this space can be available upon request.

EPC: TBC
Council Tax: E

Vendor's Comments:

"We instantly fell in love with this beautiful house and its graceful proportions, original features and tranquil garden. It was labour of love to restore it to its former glory and we wanted the house to be both stylish and practical – so we created organised, discreet storage throughout the whole building. The versatile layout and



big bright rooms have been perfect for our growing family as well as for working from home and entertaining. Adding the extension created a brilliant family space in the kitchen breakfast room and provided a great link to the sunny garden. Seven Dials is a fantastic area to live in with a great community feel and we have the best of all worlds with central Brighton, the sea and the countryside all easily accessible. We will be sad to leave, but our children have all moved on to University now and we are downsizing elsewhere in the city."

Good to Know:

Station 7 mins on foot, 2 by car
 Seven Dials is a 5 minute walk
 North Laine/Queen's Road is 7 minutes on foot

Education:

St Paul's C of E Primary, Stanford Junior
 Varndean High School, Dorothy Stringer
 Varndean 6th Form College, BHASVIC, BIMM
 Private schools include Brighton Girls, Brighton College

7 mins walk from the station with direct trains to Lewes, Gatwick and London with local buses covering the whole of Brighton and Hove, this little known, quiet enclave has its own good primary school as well as easy access to amenities. Just minutes from the al fresco lifestyle of 7 Dials and North Laine, the picturesque Royal Pavilion, its historic Lanes and surrounding arts venues are easy to reach. For those who love the outdoors, the beach, surrounding downland and marina with waterfront restaurants are quick to get to. If you commute by car, Dyke Road gives swift access into the city centre or out to the A23/A27 for the coast, Lewes, Gatwick and London.



Compton Avenue



Approximate Gross Internal Area = 176.55 sq m / 1900.36 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Call us on

01273 253000

Energy Performance Graph

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www.astonvaughan.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.