



Hill Brow, Hove, BN3

Asking Price **£3,695,000**

**ASTON**  
**VAUGHAN**  
EXQUISITE

## INTRODUCING

# Hill Brow, Hove, BN3

5 Bedrooms | 4 Bathrooms | 4 Reception Rooms  
Approximately 6827 sq ft (173.5 sq m)

An architectural masterpiece of exceptional proportions, this contemporary detached home stands proudly looking out over the city to the sea in unarguably the most prestigious location in Brighton & Hove. Tree lined roads flanked with substantial houses on generous plots have come to characterise the area between Hove Park and Dyke Road Avenue -but this house is certainly one of the most impressive.

Incredible design, natural light and only the finest quality materials and craftsmanship have come together to create this superbly stylish five-bedroom, five-bathroom family home, spread over three floors of versatile living space with landscaped gardens boasting a swimming pool, a bar and a separate living space/home office. With a southerly aspect, this receives plenty of sunshine which can also be enjoyed from the front terraces and full width balcony from the principal bedroom suite.

Natural light streams in through the heavily glazed, vaulted glass façade to the stunning open plan kitchen, dining room and family spaces which invite entertaining in style and offer the perfect balance between home comforts and a luxury lifestyle. The lower levels provide a wealth of parking space alongside a gym, sauna and games room for both wellness and social enjoyment, while the upper floors gain the most incredible views across the leafy local landscape to the sea and South Downs National Park.

Perfectly positioned in the catchment for several sought-after schools; with Preston Park and Hove Stations just a 15-minute walk away, and the A23/A27 just moments away by car, you remain well connected to the city, to London and beyond.





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## Exterior & Entrance Hall

There is no better place from which to view the city than here. Beautifully glazed to the front, this house enjoys a panoramic landscape over the parks, trees and rooftops of Hove, right down to the sea, taking in the rolling hills of the South Downs to the west; reminding you just how perfectly positioned you are between the countryside and the coast.

On approach, this house is the epitome of luxury, set behind border walls and electronic gates which open to reveal the streamlined architecture. What was once a modest Mid-Century house was completely transformed in recent years to a contemporary masterpiece. A central stone staircase rises to the entrance floor where split-face slate and a wealth of glazing bring industrial styling to the gabled façade. There is space for several cars on the drive, with more in the double garage which has direct access to the lower ground floor.





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## Kitchen, Dining Room & Family Room

Open plan, spanning the width of the house at the rear, the open plan sitting room, kitchen and dining area are ideally arranged for both family time and sophisticated entertaining. There is ample space for larger dinner parties and soirees which can spill outside to the garden through two walls of sliding doors to the vast patio and garden rising to meet the swimming pool and bar.

Herringbone flooring makes way for oak boards in the kitchen and sitting room which benefits from natural light streaming in through the galleried landing at the centre of the house.

Streamlined and stylish in dark wood and pale stone, the kitchen has handle-free cabinetry and every fitted appliance you could require, in floor to ceiling units and the central island which forms a focal and social point for the space where guests can gather for pre-dinner drinks. The utility room is usefully separate with side access to bring in muddy boots or paws, rather than traipsing them through the immaculate home.





## Reception Rooms

Forming the rest of the ground floor there are two further reception rooms which could have a plethora of uses depending on family need, be that workspaces, playrooms or homely spaces for relaxation and play. Both rooms share the exceptional viewpoint looking out over the city for their elevated position within the house and on the hillside in Tongdean. These rooms also benefit from glazing opening completely to the south facing sun terrace, so the entire ground floor flows well when entertaining during the summer months when you may wish to dine alfresco to the front and rear. Soft oak flooring and crisp white walls with recessed subtle LED lighting is as standard throughout the floor – a blank canvas or gallery space awaiting your finest artworks.

## Garden and outside office:

Stepping up another grand staircase from the large-scale paved patio to the rear of the house, you come to the pool and terrace bordered by lush green lawn, soft timber decking and stone. Up here, you can look out over the roof of the house, below big open skies and stargaze at night by the bar once the sun has set over the Downs. There remains plenty of scope for further landscaping with deep rendered flower beds for planting trees, topiary of flowering plants, depending on the level of work you wish to complete. As it stands, the space is wonderfully low maintenance with a fully equipped home office for those looking to work from home.

## First floor double bedrooms and family bathroom:

Wending its way up to the first-floor galleried landing, the stairwell is naturally light due to extensive glazing on the southerly elevation, along with the large skylights and glass balustrades allowing uninterrupted visibility through the home. The chic decoration continues up here with plush carpet underfoot, and each of the bedrooms are exquisite doubles with en suite bathrooms. Bedrooms three and four benefit from stunning en suite shower rooms with terrazzo tiles and branded fittings. Bedroom five enjoys garden views and has easy access to bathrooms on every floor.







### Principal Bedroom Suite:

With a wall of glazing opening to the balcony, the principal bedroom has uninterrupted views which can be enjoyed from your bed. At night you can stargaze as you drift off, and this glamorous space lends itself well to ensuring a restful night's sleep. Spanning the depth of the house, the dressing room is vast with a variety of clothes, shoes and bag storage solutions in handcrafted wardrobes. From here, the en suite bathroom looks out over the garden, with gleaming marble floor and wall tiles, matt black fittings, a large rainfall wet room shower and a contemporary freestanding bathtub with floor mounted taps for comfortable bathing at either end.

### Vendor's Comments:

Built by Woodhart Group and designed by award winning architects Yolo, this is a house of exquisite design, ready for the ultimate in luxury living. The prestigious location, landscaped garden with pool; fine quality finishes and stunning town and country views will appeal to those looking to live in peace and comfort in this vibrant coastal city.



## LOCATION GUIDE

### Good to Know

Local shops nearby, Waitrose 15 min walk or 3 mind rive  
Hove Station 16 min walk or 5 min drive  
Hove Park 5 min walk, Hove Rec and Rugby Club 4 min walk

### Education

Primary: Westdene Primary School

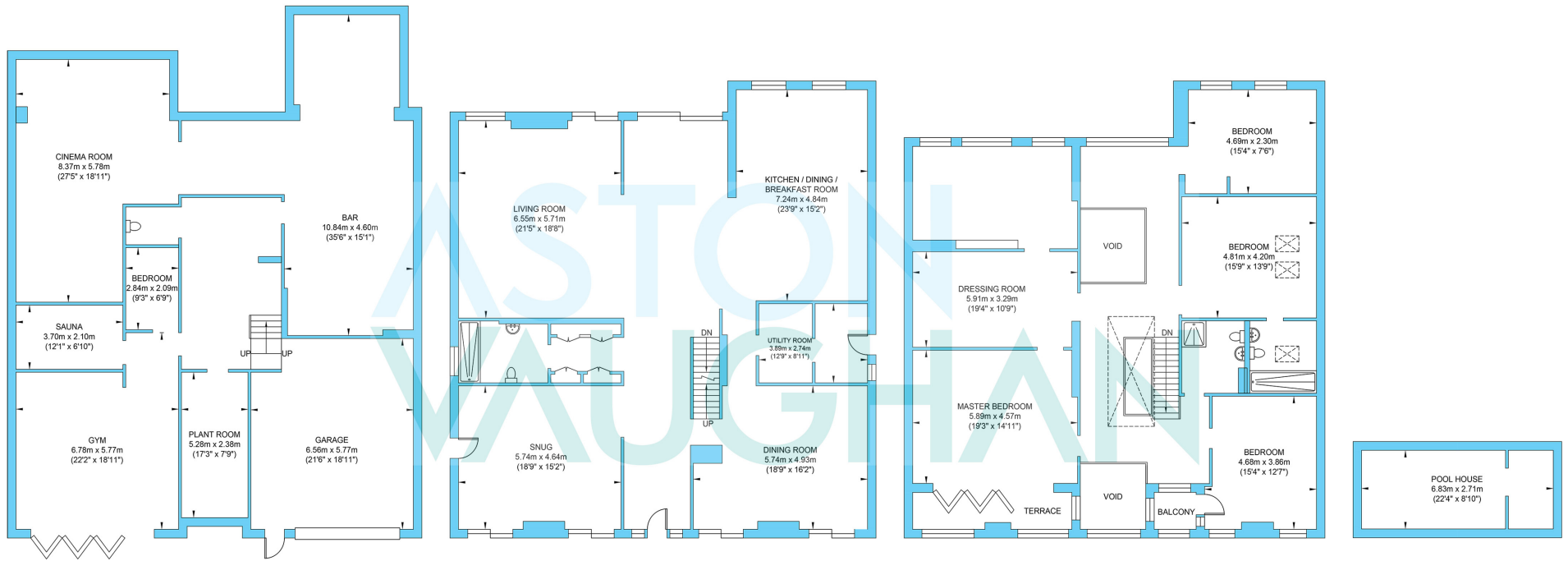
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Lancing College, Brighton Girls School

### Location Guide

This big, bright and contemporary home is in a sought-after conservation area just by Hove Park which has an extremely wide range of leisure facilities. The South Downs National Park is also on its doorstep where there are miles of rambling trails, cycling route, dog walks, and country pubs to explore. While this house sits in a tranquil setting, it is incredibly well-connected by road, train and bus to the centre of Brighton & Hove, where you'll find Georgian lanes, theatres and several shopping districts, each with their own unique character and style. The clean beaches of Hove are a short drive away where you can swim or picnic on the lawns, and the city centre shops are equally close. For commuters, both Hove and Preston Park Stations are an easy walk, and the A23/A27 are just a few minutes away by car. You are also within catchment for some of the city's best primary and secondary schools, making this a highly attractive and exciting prospect for families, professionals and commuters alike.





Lower Ground Floor  
 Approximate Floor Area  
 2400.67 sq ft  
 (223.03 sq m)

Ground Floor  
 Approximate Floor Area  
 2261.17 sq ft  
 (210.07 sq m)

First Floor  
 Approximate Floor Area  
 1966.24 sq ft  
 (182.67 sq m)

Outbuilding  
 Approximate Floor Area  
 199.24 sq ft  
 (18.51 sq m)



Approximate Gross Internal Area (Excluding Terrace / Balcony) = 634.28 sq m / 6827.33 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.