



Vale Avenue, BN1  
Asking Price £900,000

ASTON  
VAUGHAN

## INTRODUCING

# Vale Avenue, BN1

4/5 Bedrooms | 1 Study | 2 Bathrooms | 1/2 Reception rooms  
2104Sq Ft | Rare south garden | Wood burning stove

Generous proportions, light filled rooms and a stylish interior scheme come together within this substantial family home. Originally a 1930s bungalow, it bears many of the architectural characteristics of the period which have been blended in recent years with contemporary design and extensions both up and out to create a home which balances family time and a luxury lifestyle.

It is immaculate throughout including a large kitchen/family room with underfloor heating and four / five bedrooms sharing two bathrooms over two floors. It also boasts a large and sunny, south facing rear garden and sun terrace, plus off-street parking for three or four cars. For families with children of all ages, the local schools are excellent, as are the transport links both in and out of the city by bus, train or car, and you get the best of both worlds with the coast and the countryside nearby - this is a truly impressive property.

Externally, the house appears modest as a single storey building, set back from the road behind tropical palms and a neat brick drive. Stepping inside, however, the scale of the home becomes apparent when glancing into the open plan reception room from the entrance hall.





This exceptional and expansive room has been beautifully designed with solid wood herringbone flooring, under floor heating, crisp white walls and ample glazing to bring in a wealth of natural light and garden views to the south. The southerly wall opens to the sun terrace which becomes a natural extension of the home where you can spill outside for drinks and dinner alfresco in the evening sun. Inside, the space has been carefully curated with defined zones for relaxation by the contemporary wood burning stove, for formal dining below pendant lighting, or for cooking in the glamorous kitchen. A marble topped peninsula island forms a second sociable space with seating for three, alongside the Bosch induction hob with down draft extractor fan. Timeless cabinetry in delicate dove grey has been paired with brushed gold door furniture while two sinks have complementary brushed gold taps and Bosch dual ovens are placed in a tower for easy access. Space has been left for an American fridge freezer while the dishwasher and wine fridge are integrated, and the utilities have a room of their own nearby.

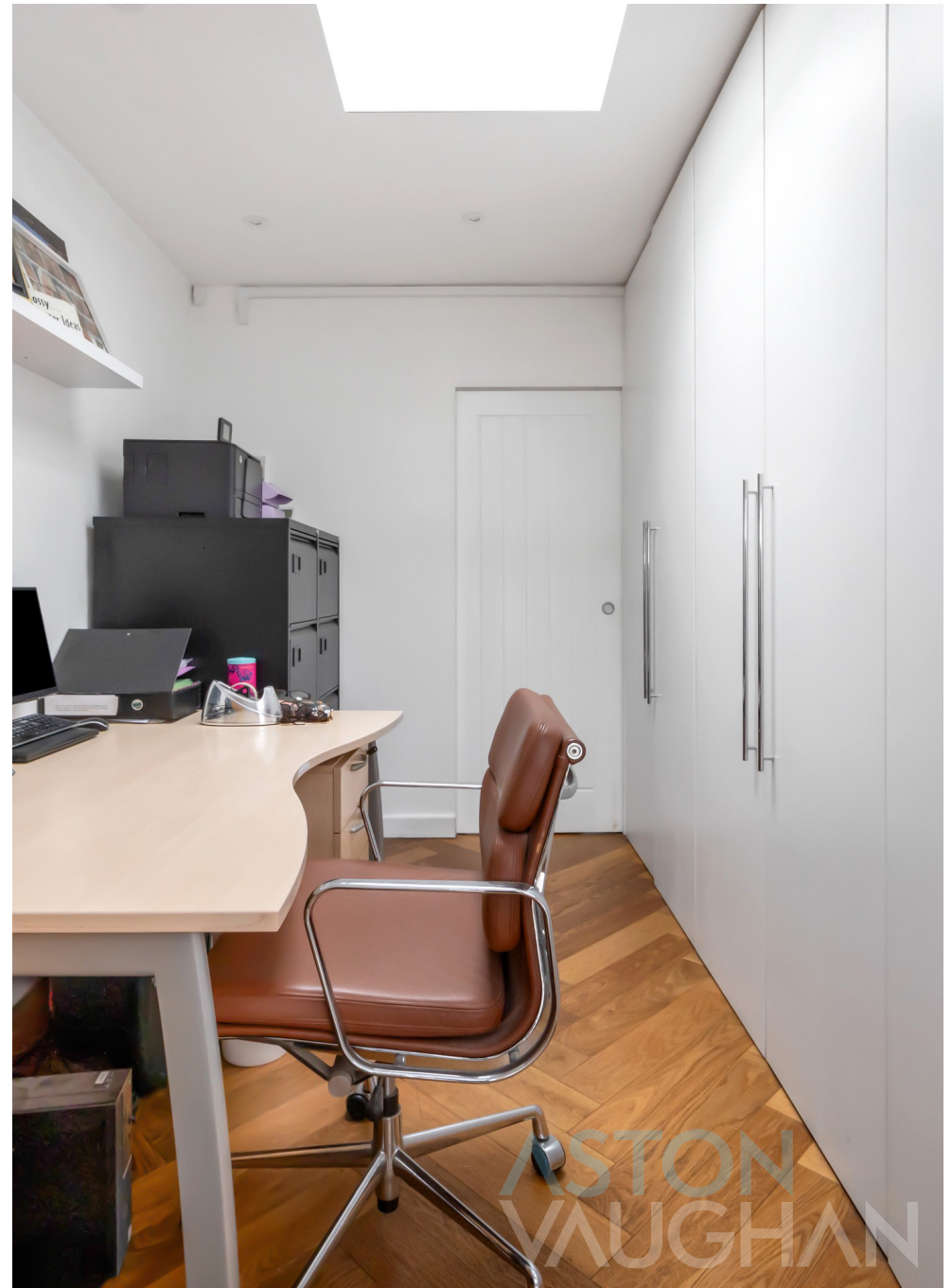




Outside, steps lead down from the sun terrace to the garden where children and pets can play in complete safety on a large area of lawn. Surrounding this, flower beds are trellised for climbing florals and mature beds offers greenery throughout the year – ideal for anyone looking for a low-maintenance space to suit their busy lifestyle. South-facing, it is a real suntrap, so plants and the lawn will thrive, ready for summer ball games and soirees.

Returning inside, there are three further double rooms on the ground floor with engineered wood flooring, stylish wall papers and white plantation shutters which filter in the light from bay and casement windows. While the front room is ideal as a homely sitting room, it would be interchangeable as a king bedroom if needed as there is ample space for relaxation in the open plan family room. These rooms share use of a streamlined bathroom with dual basins and a shower over the bath.

Completing the floor, the study has been well designed to include a wall of storage opposite the workspace below a large skylight.





Up on the first floor, two further elegant double bedrooms sit side by side with the second bathroom opposite. Elevated in the house, these are tranquil rooms with soft carpet underfoot and charming views across the gardens to the south or through a Velux window allowing stargazing while drifting off to sleep. Built-in wardrobes and ample eaves storage maximise the floor space in each room and the shower room is sleek and modern with a walk-in wet room style shower.





### Vendor's Comments:

"Since completing the renovations, we have really enjoyed the luxury of space and good design inside – and as we love entertaining it was important for us to create a garden where our friends could relax and have a good time. As well as the quiet, friendly location with local shops, there is easy access to the city by road or bus, and there is a real sense of community which we'll miss."



## LOCATION GUIDE

### Education:

Primary: Patcham Infant and Junior Schools

Secondary: Patcham High School, Cardinal Newman RC

Private: Brighton College, Lancing College

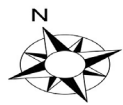
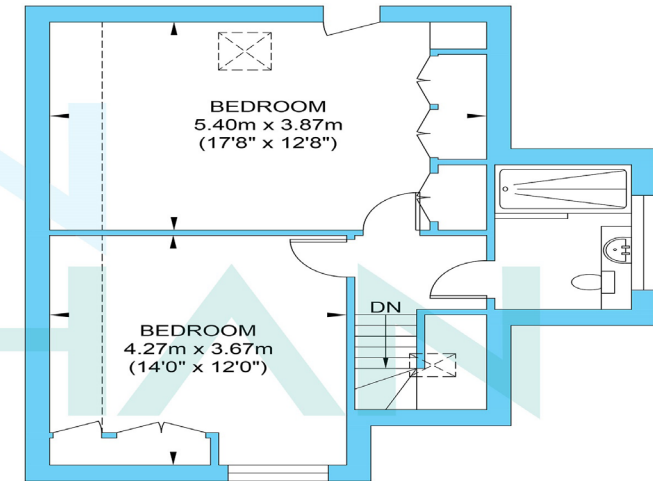
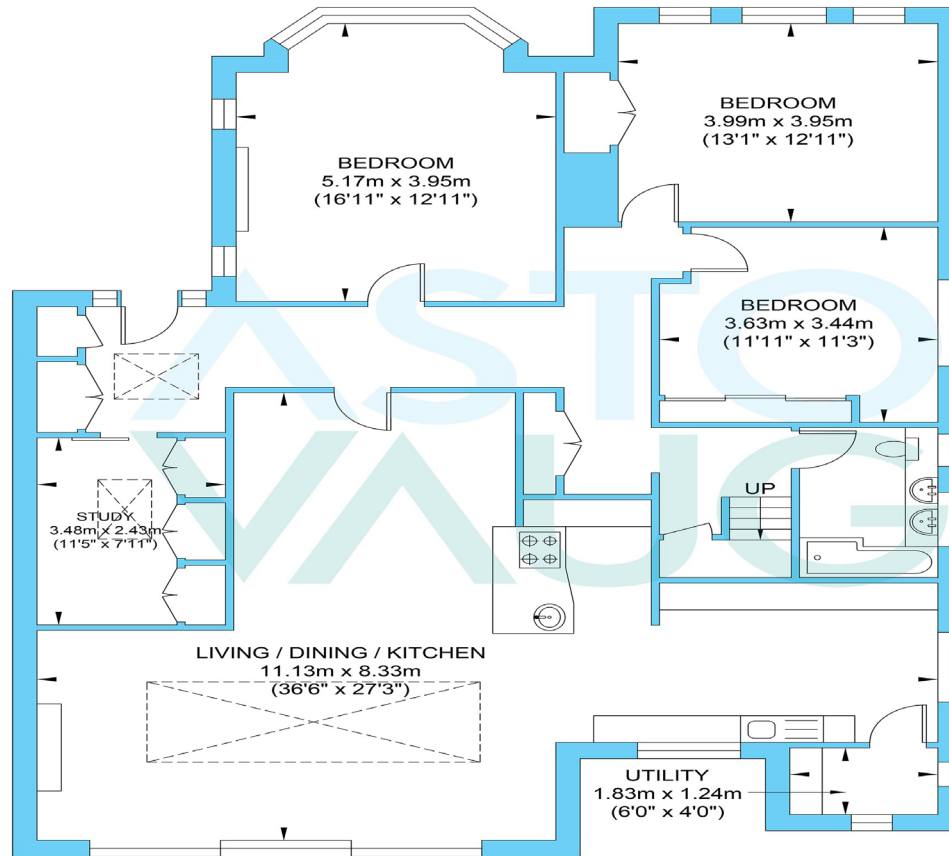
### Good to Know:

It is no wonder families are flocking from the city centre to live in Patcham, where the houses and gardens are generous; where parking is free, and children can play safely within a close-knit family centred community. While you are still wonderfully connected to the city with regular transport links both in and out, you are also surrounded by mature trees, and The South Downs are literally on your doorstep.

For the London commute, the A23 and Preston Park Station are easy to access, as is the A27 with links to Lewes and along the South Coast. Within Preston Village there are a plethora of local shops, an award-winning bakery and several eateries, plus a post office and café. The City of Brighton & Hove is just 10-minutes by car where you'll find theatres, cinemas, museums and of course the world famous beach – what's not to love?



# Vale Avenue



**Ground Floor**  
Approximate Floor Area  
1592.62 sq ft  
(147.96 sq m)

**First Floor**  
Approximate Floor Area  
511.60 sq ft  
(47.53 sq m)

**Approximate Gross Internal Area = 195.49 sq m / 2104.22 sq ft**  
Illustration for identification purposes only, measurements are approximate, not to scale.