



Highdown Road, BN3

Guide Price £550,000 - £565,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Highdown Road, BN3

3/4 Bedrooms | 1 Bathrooms | 1284 Sq Ft | Edwardian Maisonette

High ceilings, period features with wooden sash windows and a southerly aspect are just a few qualities which make this three/four-bedroom Edwardian maisonette stand out. In addition, it sits in one of the most sought-after locations in the city with fashionable Seven Dials on the doorstep; Brighton Station within easy walking distance; St Ann's Well Gardens and the beach less than 10-minutes away on foot, and several 'outstanding' schools sitting within catchment. For somewhere so central, however, Highdown Road is peacefully tucked away from the hubbub.

The interior is stylish having undergone recent redecoration using a contemporary palette and fittings while remaining faithful to the period. Formed from the first and second floors of a substantial house, this property benefits from exceptional views across the city to the sea from the upper bedrooms, below open skies. Every room is of elegant proportions and the natural light is stunning.





Externally, the house is quintessentially Edwardian with Sussex hung tiles on its gabled façade. Wooden sash windows have stained glass detailing, and the front door sits below a canopy with timber decoration. This door opens to a short communal hallway, shared by just one other apartment. The door to the upper maisonette opens to an internal staircase which adds to the feeling of space within, leading to a galleried landing. From here, it is immediately clear this is a beautifully maintained and stylish home where a carefully curated colour palette has been used throughout to accentuate the many period features, bringing 21st century design to the space.

Spanning the front of the house, the living and dining room is particularly spacious with a recently laid English oak parquet floor and a grand marble fireplace flanked by bookshelves built-in to the alcoves. There is space to sit and relax or dine by the window which has a southerly aspect to fill the space with natural light.

Next door is a versatile room depending on need. It is a lovely double bedroom at present with calming views over neighbouring gardens, but it could just as well be a formal dining room, home office, studio or playroom. It has a traditional built-in wardrobe and another period fireplace, plus carpet is soft underfoot for added warmth and comfort.

With lovely proportions, the kitchen sits to the rear of the property and has space for a kitchen table if desired. Shaker cabinetry sits at both base and eye level offering a wealth of storage alongside space for a freestanding fridge freezer, gas cooker and a washing machine. Next door, the bathroom is classic in blue and white with metro brick wall tiles and a shower over the bath.





Elevated higher on the second floor, the principal bedroom shares the same generous proportions and southerly aspect as the living room. Period features are picked out in Farrow & Ball's Arsenic for a pop of colour to complement the sanded and varnished floorboards underfoot.

From the dormer window you gain glorious views across the rooftops of the city, taking in church spires and treetops below big, open skies. Rising head and shoulders above it all is the i360, with a ribbon of blue sea running between the chimney stacks, reminding you just how close to the coast you are here.

Next door, bedroom two is another tranquil double with space for freestanding furnishings within the alcoves. Once more, a period fireplace brings character to the room which is carpeted yet has pine floorboards below should you wish to reveal them.

Bedroom three/four sits to the rear of the building with vaulted ceilings and dual aspect windows to include a Velux for stargazing. This room is ideal as a home office as the headroom is restricted, but it would also be ideal as a child's room or as a teenage den as the vaulted ceilings are soundproofed, ideal for listening to music or gaming.





LOCATION GUIDE

Vendors' Comments:

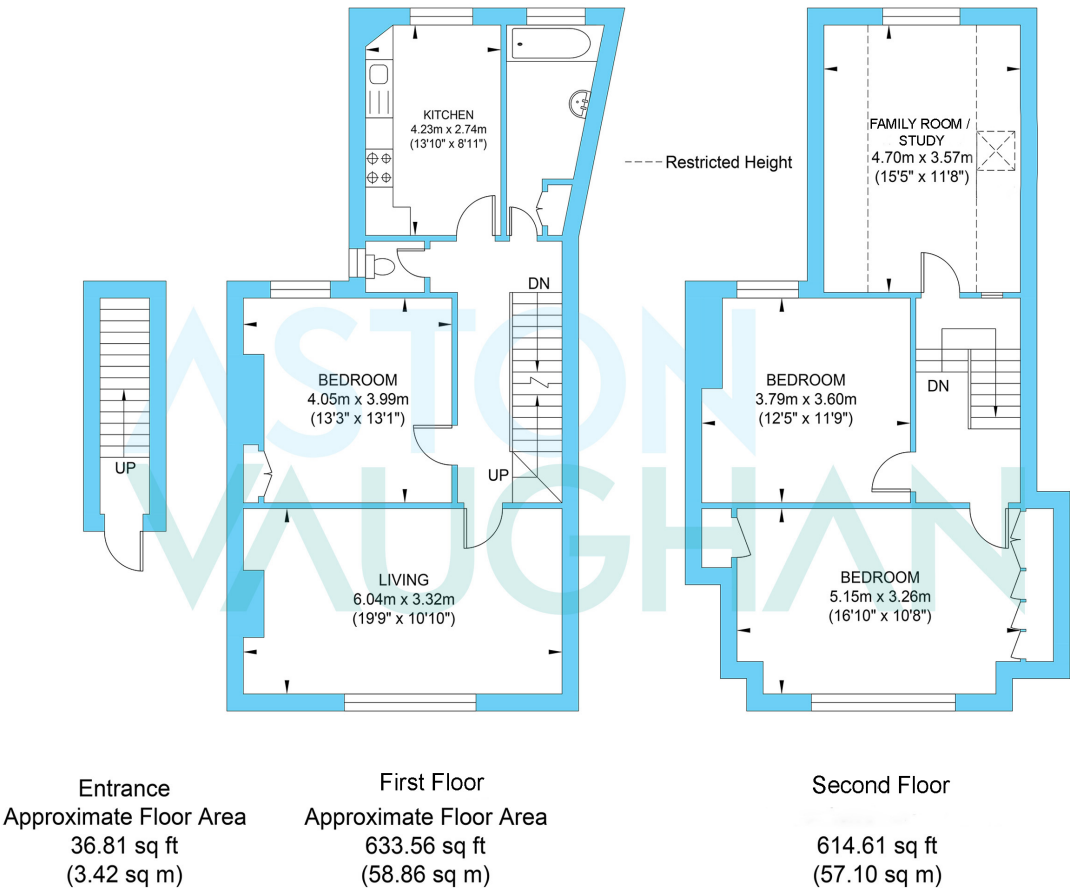
“Living here, we have found the location amazing with Seven Dials and the city on your doorstep. We often head out on foot for an evening out as there are several, excellent eateries and bars nearby, but the space is equally great for entertaining. For families, you couldn't wish for a better community to live amongst, our neighbours either side and below are wonderful there is a great mix of people on the road. We also appreciate how peaceful it is here considering how central it is. We simply need a bigger place with a garden as our family grows – but we won't be moving far.”

Good to Know:

Seven Dials has managed to retain an air of 'cool' for many years without being pretentious. There are establishments and families who have lived here for decades, and yet new and exciting shops, bars and restaurants pop up all the time, keeping it fresh. The beach is just a stroll away, as are several popular parks, schools and the city centre, plus the proximity of Brighton Station makes it ever popular with commuters. It is truly cosmopolitan, and that's what attracts so many people here.

Just 10-minutes up Dyke Road by bus or car, you will find yourself in the South Downs National Park, ideal for keen walkers, cyclists, dog walking and running. There is a plethora of country pubs dotted between the hills and plenty of signposted carparks and foot paths to explore. You really do have the best of all worlds living in Brighton & Hove.

Highdown Road



Approximate Gross Internal Area = 119.38 sq m / 1284.98 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.