



Balsdean Road, BN2

Asking Price £650,000-£675,000

ASTON
VAUGHAN

INTRODUCING

Balsdean Road, BN2

3 Bedrooms | 2 Bathrooms | 2 Reception Room
1552.04 Sq Ft | Garden |

Architecturally it was originally a mid-century build with large picture windows and clean lines which have been modernised by the current owners using crisp white rendered walls bordering neat brick driveways and defining the terraces in the rear garden. Attractive on approach, a gracious cherry tree brings hot pink blossom during spring, alongside sweeping stone steps leading to the front door.

Stepping inside, you are welcomed into a generous entrance hall with ruby carpet underfoot leading the way to a double height stairwell to the first floor. Glass balustrades rise to the upper landing allowing natural light to filter through from the skylights and the birds eye window, adding to the open feeling of space. From here, the eye is drawn to the reception rooms adjoining each other spanning the rear of the house. Dual aspect windows and patio doors frame the most exceptional views while bathing the space in natural light. These views are completely private due to the building's position on the hill and are ever-changing with the seasons, with a ribbon of sea set below vast open skies.

It is clearly a well-maintained home with buttercream walls, soft neutral carpet underfoot and ample space for both relaxation on homely furnishings, and for formal dining which can take place outside on the raised sun terrace during summer. The current owners use the second reception space to the rear of the room as a peaceful home office, yet it could have any number of uses as a dining room, play space, reading room or snug depending on the needs of the family.

Moving through to the kitchen, streamlined cabinetry in grey is paired with a deep red composite worktop and fitted with appliances, so you can move straight in with ease. As the heart of many homes, the kitchen becomes another social space with a peninsula island and space for a kitchen table. Another set of patio doors opens to the side of the house allowing easy access to bring in shopping from the front drive. Completing the ground floor, a chic tiled shower room also houses the utilities with space for two stacked machines tucked away in an alcove.





Upstairs on the first floor, the bedrooms are individually styled with bedroom three having space for small double beds if necessary. The principal bedroom offers an exceptional amount of space, however, even with a super king size bed, the floor space is not compromised, and fitted freestanding wardrobes maximise this. Sliding glass doors open to a glass Juliet balcony so as not to interrupt the views which only improve the further up the house you go. These can be enjoyed from the bed allowing you to stargaze as you drift off to sleep.

All three rooms share use of the family bathroom which has a contemporary four-piece bath suite in white to include a freestanding bath and a bidet – all in immaculate condition.

Outside is a treat for the senses, simply breathing in the peace and fresh air of the location, listening to birdsong in the sky and trees. Green grass lawns sit between mature borders which bring complete privacy to the garden which can be made low maintenance if needed. Scalloped flower bed borders bring colour and scent, while a BBQ is ideally placed on the paved terrace for dining. All can be viewed from the powder coated and galvanised steel balcony. Below the house is a large basement, currently used as a studio despite slight limited headroom, it could be converted into a habitable space subject to planning consents. A useful west side passage offers storage for garden furniture and a side patio adds to the outdoor space. At the end of the garden, the studio offers another large and well-built room with insulated walls, skylights, floor and ceiling insulation and electricity. It would work well as a games room, gym, home office or studio to run a business from as there is side access to the front of the house.... the options are endless.







Vendor's Comments:

"It was the space in the house offering great potential and the generous garden which first attracted us when we moved here. After completing modernisation of the house and landscaping of the garden, it has been a great house for entertaining, especially in summer when the garden becomes an extension of the home, and for dog walks, you have the South Downs on our doorstep. Nearby Rottingdean and Kemptown also have some lovely, unique independent shops and eateries, and Brighton Marina is great for entertaining children of all ages; so, while the house sits peacefully on the outskirts of the city – it is well-connected. Our neighbours are wonderful, and there is a real sense of community in our street – we will miss it here."

Education:

Primary: Woodingdean Primary, Rudyard Kipling Primary

Secondary: Longhill High School, Cardinal Newman RC

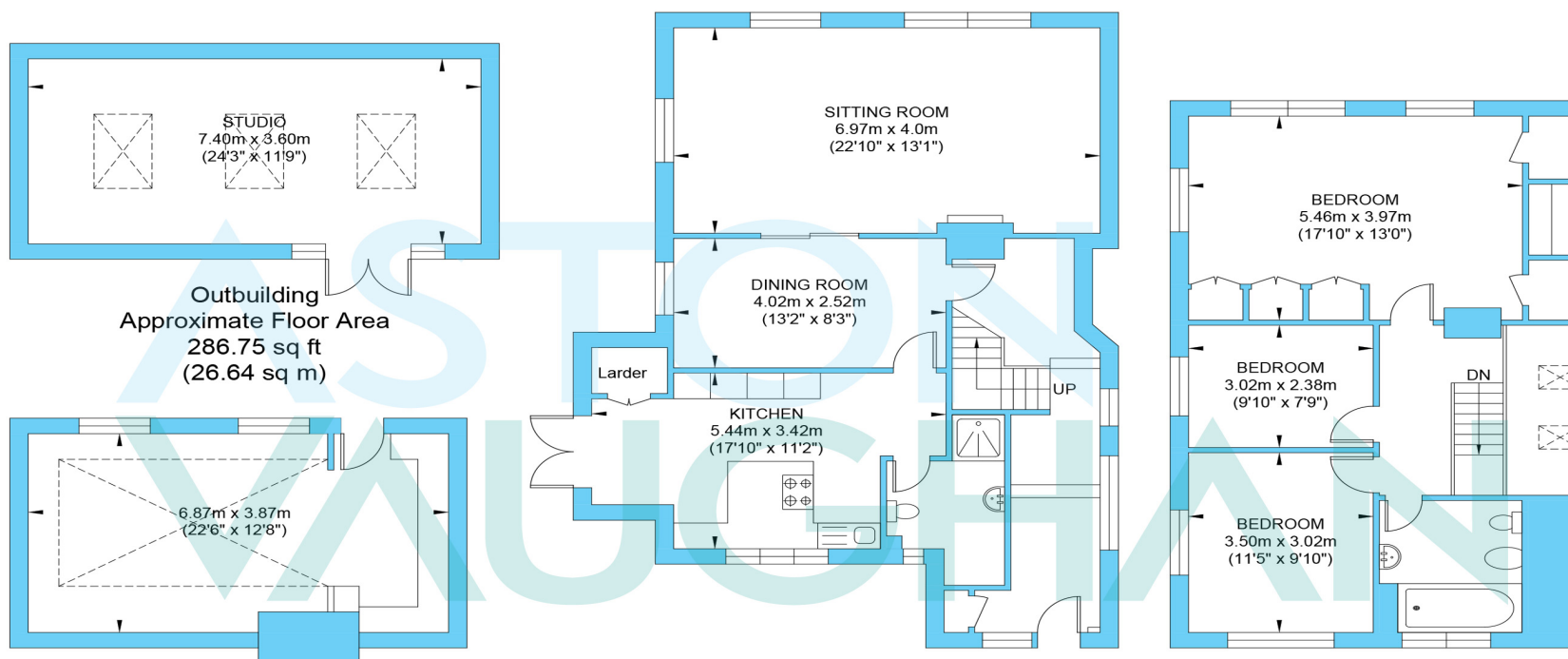
Private: Brighton College, Roedean

Good to Know:

The upper roads of Woodingdean have gained popularity in recent years, and it's easy to see why. More and more families are moving away from the crowded city centre in order to gain more space, greener surroundings, free parking and clean air – all to be found here in abundance.

Quietly situated, this generous family home is located in an attractive street with both the beach and the countryside nearby! East Brighton Golf Course and Brighton Marina with David Lloyd Health Club, Cineworld Cinema, Hollywood Bowl and Supermarket is a short drive or cycle away, and both the relaxed café culture of Kemp Town Village and the vibrant City of Brighton & Hove are within easy reach. The A23/A27 are easily accessible for those needing fast links to the airports, London, or Brighton and Sussex Universities are a bike ride away with buses stopping at the end of the road taking you throughout the city in all directions, and beyond.





Basement
Approximate Floor Area
279.10 sq ft
(25.93 sq m)

Ground Floor
Approximate Floor Area
841.84 sq ft
(78.21 sq m)

First Floor
Approximate Floor Area
723.65 sq ft
(67.23 sq m)



Approximate Gross Internal (Excluding Outbuilding) Area = 171.37 sa m / 1844.59 sa ft