



Bristol Gate, BN2

£1,850,000-£1,950,000

ASTON
VAUGHAN

INTRODUCING

Bristol Gate, BN2

6 Bedrooms | 3 Bathrooms | 4-5 Reception Rooms
3414 Sq Ft | Garden |

This beautiful, 6 bed detached family home with stunning views cascading to the sea opens to glorious, south facing gardens where lit, heated terraces flow from a fabulous under-floor-heated conservatory and outside 'cucina' to a spacious lawn, pagoda walk and garden room. In an exclusive hilltop location with plentiful off-street parking, this majestic Edwardian house has 317.19 m² (3414.19 sq. ft) of graciously proportioned rooms to enjoy including a study and a games room. This quiet, no through road culminates in a footpath to a park, Badgers Tennis Club and on to Brighton Swim Centre. It is just 5-10 mins walk from beaches with cafe bars, yoga centre and a Lido to explore, 5 mins from the village amenities and just 2 from the County Hospital. Good local schools include Brighton College Prep School, only a 2 minute stroll around the corner without crossing the road, and St. Luke's. Brighton station's direct trains to Gatwick and London are 7 mins or so by cab.

The ground floor has an easy, one level flow ideal for a growing family. A large study is private within the house and has a bow bay which offers the best of our city with views which sweep from rolling downland at the front to the rear garden and the sea, whilst an elegant living room embraces the coastal setting with ample space for family time or entertaining.

Across the hallway, the beautiful dining room watches over the English Channel with a fire to ensure a warm welcome, and it's partly open to a high spec kitchen breakfast room which revolves around a sociable island. Next door, a spacious games room bathes in sunshine beneath a large rooflight and a practical home, a separate utility keeps laundry and storage tucked away and has access to a covered passageway which links the games room and kitchen to the outside cucina for parties and to the fruit/vegetable and herb gardens for every day.

Upstairs, two family bedrooms are quiet and comfortable with easy access to the family bathroom and 2nd w.c., whilst the principal bedroom is all about relaxing in a restful setting and connects to a double room, ideal as a nursery, but now used as a dressing room (with space for an en-suite). At the top of the house, 2 more quiet double rooms have picture perfect views, the guest's suite with a sitting area, walk in closet and spacious en-suite with both a bath and a shower. A 15-20-minute stroll along the seafront will take you to the picturesque cultural heart of our famous coastal resort or to the waterfront restaurants of the Marina and nearby, Eastern Road will take you into the historic heart of the city and links to the A23/A27, or out to links to the National Park or Lewes.







The dining room looks across the leafy garden to the ever changing English Channel where friends can relax in complete seclusion and enjoy a traditional dining experience unseen. There's a flame effect fireplace to ensure a warm welcome and the room has arches to the kitchen breakfast room, so although there is an open plan feel, there is also a degree of privacy.

Tucked safely away from the social flow, the kitchen area is well planned around a central island which has a Fisher & Paykel 5 ring gas hob facing the seating area and a wine cooler built in. Family friendly with streamlined storage and gleaming granite working surfaces, high spec appliances include a Fisher & Paykel micro/combi oven plus a fan oven placed so a discreet eye can be kept on guests needs in the dining area as well as the sea, there's an integrated Miele dishwasher and the large fridge freezer could stay, subject to circumstance. A large larder keeps surfaces clutter free and power point for appliances also include usb charging points.

The same meticulous attention to detail extends to the spacious, separate utility room which has glorious views and plumbing and power for two machines, there's a large central cupboard and it opens to the covered passageway, with two more enormous storerooms, which connects to the sun terrace and fitted cucina at one end and the games room at the other.



All six bedrooms have sea views. On the first floor, at the back of the house the first of the family bedrooms is of dual aspect with space for quiet study and inspiring views which lead to open water. Next door, to the west, the second bedroom has oblique views and is also a quiet, comfortable double.

Central to the hallway and designed with practicality in mind, the stylish family bathroom has a shower above the bath, a vanity unit beneath the hand basin, natural light and warming rails for towels, and there's also a second, separate w.c. for busy mornings.

All about relaxing in a magnificent setting, the principal bedroom is a soothing sanctuary where the open leafy views change with the seasons, and the sea offers an ever-changing seascape. Absolutely private with a large south bay for the coast and east window to frame the rolling countryside it's a delight to return to, and the commitment to comfort, light and space continues in the peaceful nursery which is a generous double room currently used as a dressing room – and there is an option for an en-suite as well as the family bathroom is next door.

Peaceful and private, the top floor landing spreads its wings with a Velux balcony where you can sit in the sun and enjoy panoramic views over historic city landmarks to open water. With restful views over the gardens to the sea, the 5th bedroom has calm decoration and access to eave storage which extends around this top storey. Spanning the top floor from front to back, guests will love this spacious suite with views to enjoy both front and back. Perfect for VIP visitors, there's a seating area, a sleeping area with a walk-in closet and a fabulous bathroom large enough for both a bath and a walk-in shower.

A tranquil, south facing idyll lovingly designed to deliver flowers, blossom, herbs, fruit and vegetables to the family table (e.g. plums, apples, strawberries, tomatoes etc), this special garden is perfect for an all year, al fresco lifestyle you don't need to travel for. Running along the back of the house, making the most of the glittering sea views and scented by honeysuckle, a broad, lit terrace has space for dining by the cucina which is fully fitted with a sink, a bbq., a grill and a sink – and there are extra power points for music, too.

Central steps lead to terraces on each side, one enjoying full sun looking over a wildlife pond with a fountain and rockery to help our pollinators, the other nestled by the garden room which is more sheltered from the sea breeze and has a heater. Fruit trees, a fruit and vegetable cage, and an abundant herb garden line the west wall where the greenhouse (with an earth floor and a water source) and a shed will stay. A central lawn is child and pet secure, and large enough for ball games – a feature hard to find just a walk from the sea and historic heart of the city. Surrounded with beds skilfully planted for all year interest with good ground cover to make it easier to maintain.





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Vendor's Comments:

"On an exclusive hilltop hidden away behind the hospital with a footpath to a park with a gym and friendly community of joggers and dog walkers, the house is always full of light and every room has open or sea views which makes it very private, too. Easy to live in with a level flow, the balanced rooms inside are perfect for a growing family, working from home or if you like to entertain. A restful retreat which will adapt to any changing needs without fuss, outside the garden has been a labour of love to create plenty of sunny space to enjoy by anyone of any age, to allow children to grow and pick fresh fruit and vegetables whilst the herbaceous borders bring all year colour and scent the air. Surrounded by good schools and a choice of parks with playgrounds, family-friendly tennis club and swimming pool - Kemptown has shops, cafes and amenities including a farmer's market and its beaches have beach bars and a lido, and when you want the bright lights and theatres of the city, you have easy access to them."

Good to Know:

Council Tax: G

Off street parking

Amex Stadium/Lewes 10-15 mins

Gatwick 45-50 mins

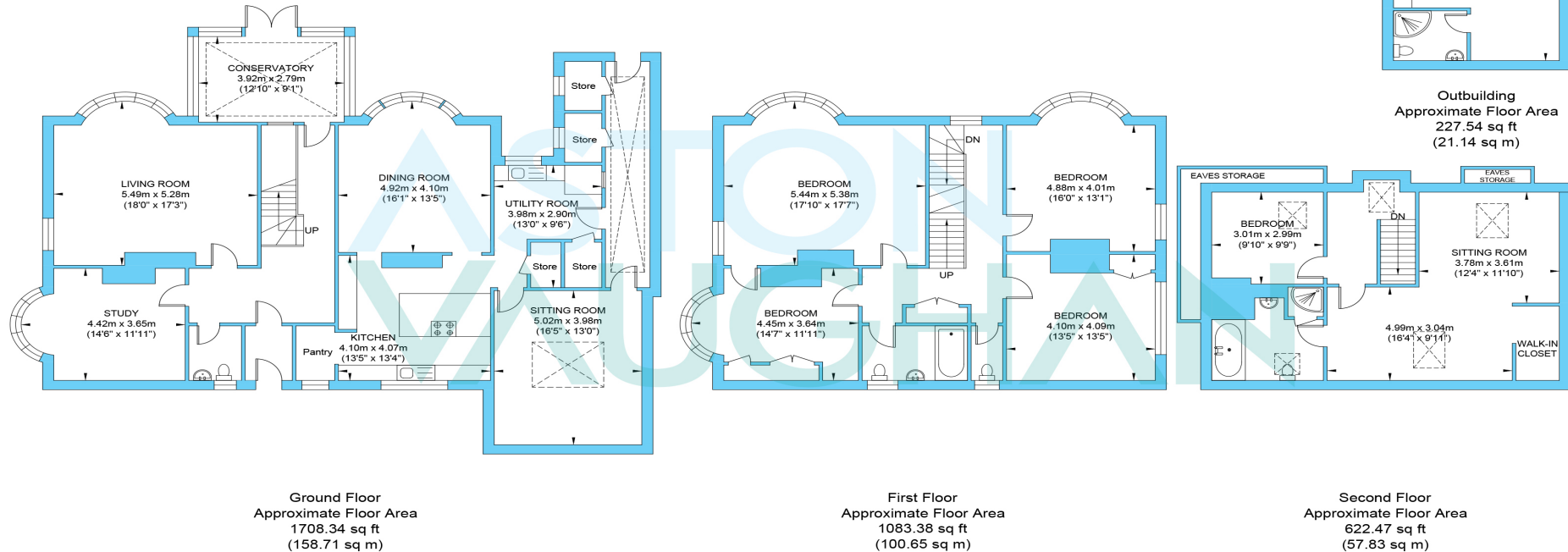
Golf club & park to South Downs 4 mins drive

Education

St Marks, Our Lady of Lourdes, Queen's Park, St Luke's
Varndean High School, Dorothy Stringer
Varndean 6th Form, MET, BIMM, BHASVIC
Private Schools: Brighton College, Roedean, Brighton
Girls, Bede's, Lancing all with school buses



Bristol Gate



Approximate Gross Internal (Excluding Outbuilding) Area = 317.19 sq m / 3414.19 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.