



East Drive, BN2

Guide Price £1,500,000-£1,600,000

ASTON
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INTRODUCING

East Drive, BN2

6 Bedrooms | 2 Bathrooms | 3 Reception Rooms
2139 Sq Ft | Landscaped Garden |

Generous rooms, high ceilings and a wealth of original Victorian period features greet you in this substantial family home which offers style and space in abundance. Spread over three floors to include three reception rooms, six double bedrooms and two bathrooms, there is ample room for any growing family. It has been beautifully re-styled by the current owners over the last 20-years, with their refined eye for colour and a respect for period interiors, honouring the original heritage of the home while creating spaces which balance home comforts with space to entertain, but also for family time, work and study. Outside, the garden was designed by award winning landscape gardener Andy Sturgeon to provide a private, low maintenance outdoor space, surrounded by an array of Mediterranean plants giving shape, scent and colour all year round.

Elevated on the hill, the upper floors of the house enjoy far-reaching views looking out over the local landscape to the sea from a westerly balcony within the gable. It sits within easy walking distance of Kemp Town Beach, the promenade and closer still to the vibrant café culture of Kemp Town Village which is fewer than 10-minutes on foot. The cool community of Hanover is also nearby with its family friendly foodie pubs, while Brighton City Centre, the bohemian North Laine and Brighton Station are also within walking distance.

Nearby schools include the award-winning Brighton College and Roedean, while the state schools are also amongst the best in the city with Dorothy Stringer High School in catchment. Parking is easy with space for three cars on the drive and bike storage in the garage – a huge bonus when parking comes at a premium in this part of the city.





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Exterior & Entrance Hall:

Immediately impressive, this elegant family home was built on the cusp of the Victorian and Edwardian periods, bearing features from the Arts & Crafts movement which were hugely popular this time. Ornate brickwork and hung tiles feature, alongside a steep gable with a private balcony and wide box bay sash windows framing views across Queens Park.

The house is set back from the road behind border walls and a neat brick drive which can accommodate three cars. Stepping in through the grand, stained glass front door, you are welcomed into a vestibule with exposed brick walls and a second stained glass door for additional warmth and security then opening to the magnificent entrance hall where the true scale and beauty of the house becomes apparent. Many original features have been retained to include deep skirtings, decorative architraves, dado rails and gloriously high ceilings which continue into the reception rooms either side.

Front Sitting Room:

To the right of the entrance hall, the first reception room is homely with large, sumptuous furnishings for the whole family to cosy up on in the evening. The original floorboards, now sanded and varnished, continue in from the entrance hall, paired with cool grey walls for a restful, neutral aesthetic to suit all styles of furnishing. High above your head, the original cornicing has been retained alongside the ceiling rose with pendant lighting, while a wide box bay window dressed in white shutters filters in warming afternoon light from the west. Within a grand marble mantelpiece, the fireplace is open, bringing warmth and atmosphere to wintery evenings.

Rear Sitting Room/TV Room:

Ideal for families of all sizes, a second reception room brings versatility to the home, allowing space for working, relaxation, hobbies or as an additional bedroom if required. This room has been used as a TV snug and summer sitting room as it has a door leading directly to the garden, filling it with natural light. Many period features continue in here with wood floors, ornate cornicing, deep skirtings, beautifully crafted architraves and another marble fireplace, this time fitted with a working gas fire. Sitting alongside the kitchen and dining room extension, the ground floor has a circular sense of flow with the outside which works well when entertaining during the spring and summer.

Kitchen & Dining Room:

Streamlined and modern, the kitchen offers a wealth of storage solutions in white and stainless-steel cabinetry paired with black granite worktops bringing both form and function to the space. Within these, the gas hob and two ring electric hob are seamlessly fitted, while the oven, dishwasher, tall fridge freezer and under counter fridge are integrated. The utilities have a room of their own to the rear of the garage, easily accessed from the garden, nicely tucked away from the rest of the house.



First Floor Bedrooms & Bathrooms:

Generous proportions, high ceilings and period features continue on the first floor where three elegant double bedrooms sharing two bathrooms sit either side of a spacious landing. All three rooms benefit from wood flooring and double sash windows rising to the ceiling, framing leafy treetop views on both sides. These give real impact to each space, allowing natural light to bathe each room throughout the day while providing charming views to wake up to. The principal room spanning the front of the house also benefits from timber shutters allowing complete blackout for weekend lie-ins. Period fireplaces feature in bedrooms two and three.

Second Floor Bedrooms:

Elevated on the top floor sit three peaceful double bedrooms, all with high vaulted ceilings and space for either double or small double beds. To the front of the house, the balcony bedroom offers a tranquil space for sleeping or working from home. Sitting out within the gable on a summer's evening, watching the sun set over the trees of Queens Park is simply magical. From here, you can see the sea across the rooftops of historic Kemptown or watch the world stroll by through the park.





Bathrooms:

The principal bedroom enjoys private access to a slate tiled en suite shower room. The main bathroom on this floor has a modern take on a traditional style with a freestanding bathtub and natural stone mosaic tiling around the separate rainfall shower.

Garden:

Professionally designed by landscape gardener Andy Sturgeon, the garden is a magical treat for the senses. As the weather warms it transforms into a city oasis with a paved seating and dining area, sweet trees for dappled shade and deep beds planted with bamboo, olive and palms which bring texture and privacy to the borders. With an easterly and southerly aspect, it receives plenty of sunshine and is enclosed allowing children and pets to play in safety. Designed to be low maintenance, it is ready to go for those with busy lifestyles. For ball games and children's playtime, the park is over the road offering tennis courts, a play area, lake and expansive lawns and gardens.









Vendors' Comments:

"We fell in love with the house as soon as we saw it in 2006. The top balcony bedroom held particular charm, while the amazing location with the park on our doorstep sold it to us. We have enjoyed making the space our own while retaining as much of its original character as possible. The rooms have evolved with us as the family has grown and we have enjoyed some wonderful celebrations here, in the house and garden.

As commuters we can walk to Brighton Station in 20-minutes through Hanover and popping into the city or beach is just as easy. The park has been a real blessing for dog walks, tennis and for the children to play – it's been like a large front garden for us!

Kemptown is a fantastic place to raise children and ours have particularly enjoyed it as they have become teenagers and gained their own independence to pop into the city or to the beach with ease on their own. It is going to be a wrench to leave, but we no longer need a house of this size."

Education:

Primary: Queens Park Primary, St Luke's Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Brighton College Prep, Roedean School

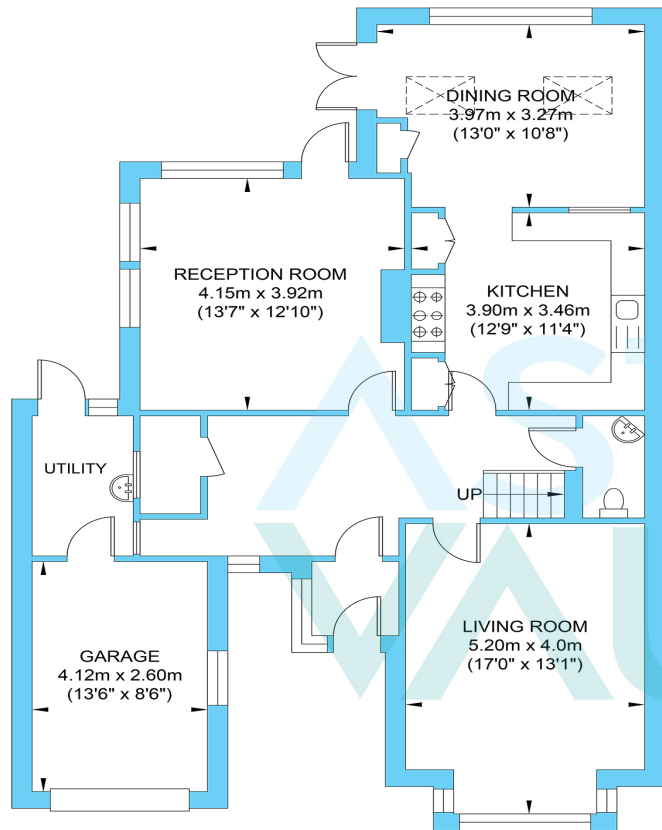
Good to Know:

The relaxed culture of Kemp Town Village is just moments around the corner from this unique home. Here you'll find delicatessens, restaurants, foodie pubs and cafes, alongside boutique and vintage shops. The beach is on your doorstep and is quieter this side east of the pier. Sea Lanes outdoor swimming pool is open all year round and Soho House's Brighton Beach House has opened within walking distance of this property. It also sits within minutes of The Amex Business Centre, Law Courts and the RSC Hospital as well as the historic heart of the city where you'll find theatres, museums and the vibrant North Laine Shopping District.

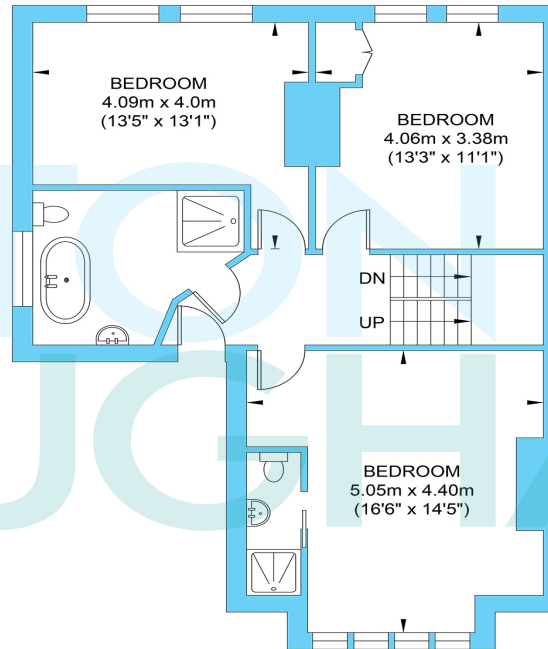


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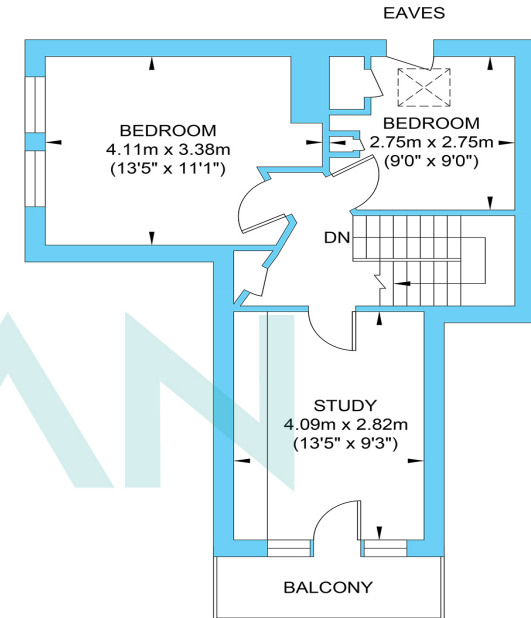
East Drive



Ground Floor
Approximate Floor Area
1008.79 sq ft
(93.72 sq m)



First Floor
Approximate Floor Area
700.94 sq ft
(65.12 sq m)



Second Floor
Approximate Floor Area
429.26 sq ft
(39.88 sq m)

Approximate Gross Internal Area (Including Garage) = 198.72 sq m / 2139 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.