

FREEHOLD



House - Detached (EPC Rating:)

**12 GABLESON AVENUE, BRIGHTON, BN1
5FG**

£1,000,000

**ASTON
VAUGHAN**
Sales and Lettings



4 Bedroom House - Detached located in Brighton

Gables on Avenue sweeps down through Withdean close to the border of the South Downs National Park, yet it is only a short drive from everything this vibrant coastal city has to offer. This substantial family home sits perched on the easterly side of the hill, giving it exceptional views over the leafy local landscape from all three floors. It is a handsome, detached property bearing the architectural features of the 1930s era with a gabled, beamed façade and leaded windows. Set back from the road behind a mature hedgerow and a neat brick forecourt, there is ample parking to the front, but also within the integrated garage. Furthermore, the property benefits from solar panels and an electric car charge point.

Stepping inside, it feels immediately warm and welcoming with a generous entrance hall and useful storage for the family's coats and shoes. To the left, the first reception room is homely and light with space for generous furnishings and a deep bay window framing private views over the front garden and drive. A westerly aspect ensures warm light filters in during the afternoon, while an open fire warms the space on wintery evenings.

Double doors link through to the dining room where the original parquet flooring has been retained. These rooms become one large, open plan space when socialising, or can be divided for cosy evenings in. Sitting to the rear of the house, the dining room enjoys far-reaching, open views over Withdean towards the rolling hills of the South Downs, ever-changing with the seasons and the time of day.

Nearby, the kitchen has been modernised with streamlined timber cabinetry and gleaming marbled floor tiles. Within the units, the dishwasher, ovens and gas hob are integrated, leaving space for a tall fridge freezer while the washing machine and dryer are in a separate room. Once again, the views are incredible, with the sink placed below the window to take full advantage while washing up. A useful ground floor cloakroom and WC complete the floor.

The original solid wood staircase rises to a generous landing where original panelled doors to the bedrooms complement in a dark mahogany tone. All three bedrooms on the first floor are substantial double rooms with a wealth of built in wardrobe space and soft carpet underfoot. A neutral palette has been used throughout to suit all styles of furnishing, and the principal room also boasts a smart en suite shower

room. Bedrooms two and three have easy access to the spacious main bathroom across the hall with white sanitaryware includes a bidet and a rainfall shower over the bath. As expected, the views only improve the further up the house you go.

The current owners have converted the lower ground floor to create a generous studio room with kitchenette and accessible shower room. This space could have any number of uses, for long-term staying family members, an au pair, or for older teens looking for independence while remaining close to the family. It would also be ideal for working from home or running a business from.

Stepping out to the garden, a generous patio area sits close to the house, ideal for dining alfresco or sunbathing during summer. Steps lead down to a large area of lawn, ideal for children or pets to play in safety, while the borders are lush and green giving privacy to the space. Facing east but with an open southerly aspect, the garden receives plenty of sunshine, so plants and wildlife thrive, meaning you feel a million miles from the city centre.

Vendor's comments:

"This has been a really comfortable and happy home for us over the years. We love entertaining our family and friends as there is so much space both inside and out. The views are lovely – particularly from the garden terrace which we will miss, but we no longer need such a big house, so we are looking to downsize."

Education:

Primary: Westdene Primary, West Blatchington Primary School

Secondary: Patcham High School, Cardinal Newman



RC
Private: Brighton College and Prep, Lancing College and Prep

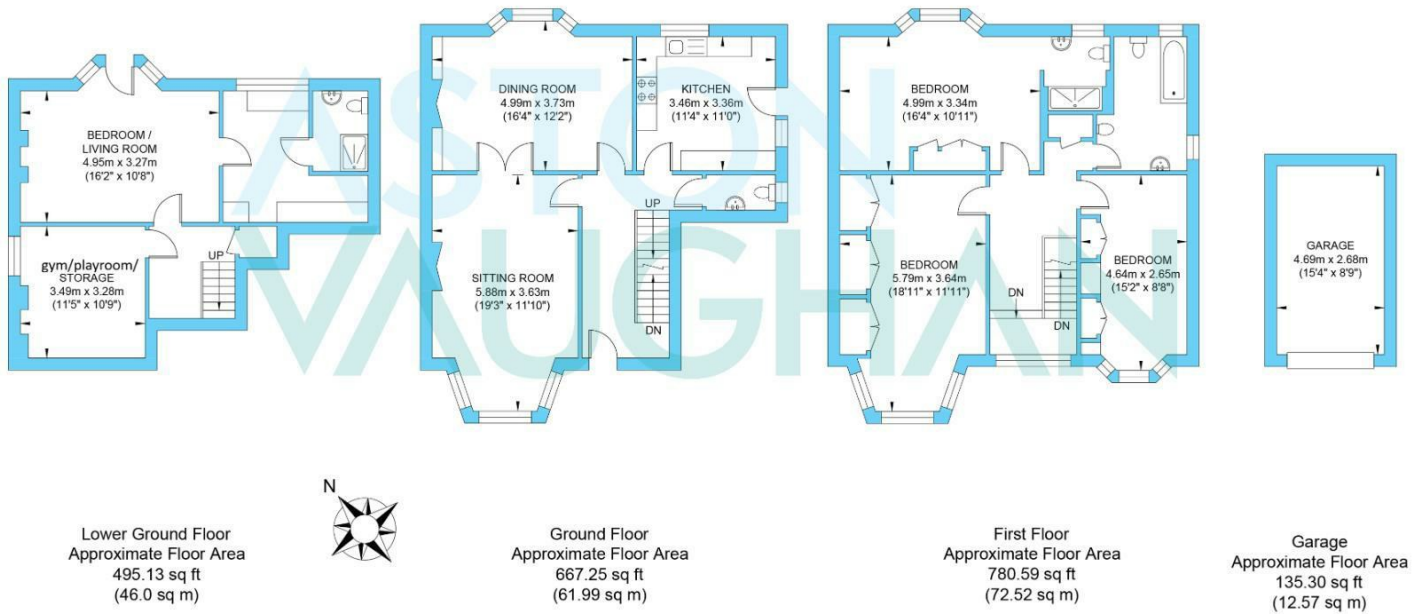
Good to know:

The architects of the early 20th Century certainly knew a thing or two about space and light; building homes with family in mind, providing space to grow; to be together in celebration; to work or simply to tuck yourself away in peace. This house has these qualities in abundance, sitting on an attractive and peaceful road on the border of the South Downs.

Perfect for families with children of all ages, this house is ideally located within catchment for some of the city's highest achieving schools, nurseries and colleges, and transport links by train or car are excellent to London or along the South Coast in either direction. There are several supermarkets within a 5-minute drive, or plenty of local shops within walking distance, plus the city's theatres, restaurants and nightlife are a 10-minute cab ride away. There is a genuine sense of community on the road, so for families looking for their 'forever-home' in a highly attractive area of the city, this property is simply perfect



Gableson Avenue



Approximate Gross Internal Area (Excluding Garage) = 180.51 sq m / 1942.97 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.