



Withdean Rise, Brighton, BN2

Guide Price £900,000-£950,000

ASTON
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EXQUISITE

INTRODUCING

Withdean Rise, BN2

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms
1684 Sq Ft | Driveway for 3-4 cars | Large Garden with copse

The property is set within a slight hill, giving the garden a unique tiered layout with four flat terraces. Two of these terraces are beautifully landscaped with lush lawns and bordered by vibrant flower beds, adding colour and life to the space. Between the lawns are two patio areas, ideal for dining alfresco and enjoying the outdoors. Thanks to the property's position within the close, these spaces are not overlooked, ensuring privacy and a peaceful atmosphere. The garden also includes two sheds for storing garden tools, furniture, and play equipment, as well as a charming summer house. This outdoor retreat has been thoughtfully fitted with power points and lighting, making it perfect for use as an outdoor office or a quiet sanctuary for reading and relaxation. One of the unique features of this property is the wooded area that runs along the north/east side of the house, providing a magical and private play area for children or a serene spot to unwind amidst nature.

The high-spec kitchen is a true highlight, designed with both style and functionality in mind. Glossy white units at both base and wall levels are complemented by light-grey stone worktops that beautifully match the porcelain tiles beneath. The kitchen features an integrated range of top-of-the-line appliances, including a dishwasher, washing machine, dual ovens, gas hob, and sink with designer taps. There's also space for an American-style fridge-freezer, ensuring that you have plenty of storage for all your culinary needs. With views from every angle looking out to the lush garden or the peaceful close, you'll feel connected to nature even while preparing meals. Adjacent to the kitchen is a dedicated baking room, equipped with everything you could need for baking bread, cakes, and more. Alternatively, this room can be used as a larder or additional storage space, offering flexibility to suit your needs





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As you step into this beautifully designed home, you are greeted by a spacious and welcoming entrance hall, offering ample space to hang coats and store shoes. Conveniently positioned alongside is a deep storage cupboard, providing plenty of room to keep everything organised. Additionally, there is a ground-floor WC, which is an essential feature in any family home, ensuring practicality and ease of use. From here, two doors open into different sections of the expansive reception room and kitchen. Once separate spaces, they have since been combined to create an extraordinary, sociable area perfect for modern living. The floor plan forms a large L-shape, maximising space while offering distinct areas for relaxing, formal dining, and cooking. Each zone is beautifully defined by varying floor finishes: sleek porcelain tiles in the kitchen complementing the fine-quality, timber laminate flooring that extends throughout the rest of the living areas.





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Natural light pours in from the floor-to-ceiling windows that span the south, east, and west-facing walls, ensuring the space is flooded with sunlight throughout the day. This abundance of light transforms the space into a delightful extension of the home during the warmer months, with glazed doors leading seamlessly from the living area to the rear patio. In the colder months, this large, open-plan space becomes a cosy haven where the whole family can gather around the warmth of the fireplace and enjoy time together on plush sofas.

Upstairs, the home boasts four well-appointed bedrooms. There are three generous double bedrooms and a roomy single bedroom, all featuring plush carpeting for added warmth and comfort. The master bedroom is particularly impressive, with stylish, distressed-painted floorboards adding a touch of rustic charm. A large built-in wardrobe provides ample storage space, and the en suite bathroom is nothing short of luxurious. The en suite features a contemporary freestanding bathtub, elegantly positioned beneath a vaulted ceiling, creating a spa-like atmosphere perfect for relaxing after a long day. The second bedroom offers direct access to a sunny east-facing balcony, where you can enjoy stunning views of the treetops in Preston Valley. The main bathroom is equally stylish, with striking geometric floor tiles, cream brick wall tiles, and a modern white bath suite that includes a separate rainfall shower, offering a contemporary and functional design.





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The property also benefits from off-road parking for up to four vehicles, with space both on the driveway and in the garage. Its location offers excellent transport links, with Preston Park Station just minutes away, providing regular, fast services to the city center, universities, airports, and even London. The A23/A27 is also within easy reach, making travel simple and convenient. Families with children will appreciate the proximity to some of the city's best schools, as well as the two beautiful parks and the Withdean Sports Complex, all within walking distance. These local amenities provide endless options for outdoor activities and entertainment.



LOCATION GUIDE

Shops:

Local high street under 5 minutes, central Brighton or Hove about 10

Station: Preston Park 5 minutes, Hove 7, Brighton about 10
Seafront or Park: Withdean Stadium 2, Hove and Preston Parks 5, Seafront 10- 15 minutes,

Closest Schools:

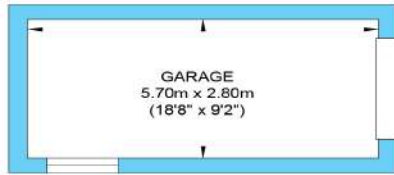
Primary: Westdene, Bilingual, Windlesham, Lancing Prep
Secondary: Varndean or Dorothy Stringer
Private: Brighton College, Windlesham Prep, Brighton & Hove High, Lancing, Bede's

Withdean is a prestigious area of the city between the sea and the South Downs National Park affectionately known as Brighton's very own Hollywood Hills. Although the vibrant city centre is just minutes away, this exclusive residential road is quiet and friendly with plenty of amenities nearby, local schools are good and there's easy access to some of the best private schools in the country including Lancing Prep and Brighton College. Offering a healthy lifestyle, the nearby Withdean Sports Stadium has a range of leisure facilities including tennis courts, a gym, athletic track, café and restaurant.

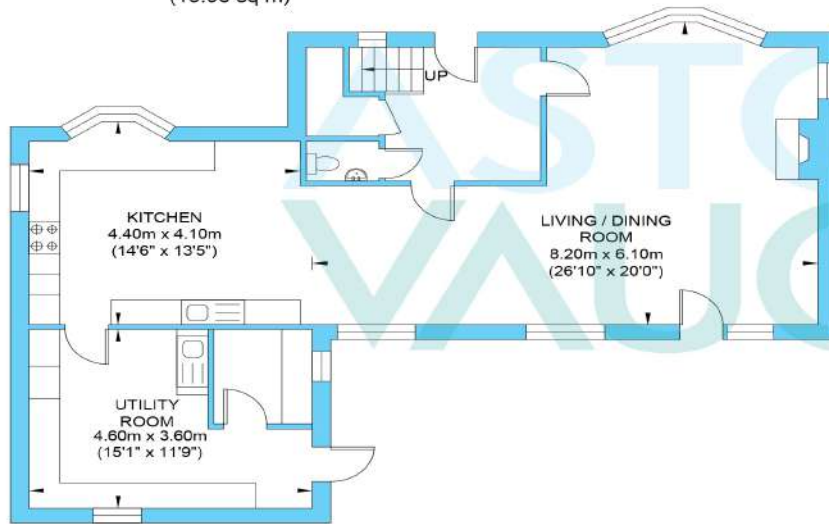
Withdean Woods Nature Reserve has its own community of joggers and dog walkers. Hove Park is a short drive with a playground and café full of local parents as well as three football pitches, seven tennis courts and a basketball court, and Preston Park's leafy acres, fun runs, sports facilities etc is also within easy reach. Preston Park, Hove and Brighton Stations all serving Gatwick and London are within a ten-minute radius, the sea is not far and if you commute by car the A23 for London and A27 for the Amex Stadium and Lewes are quick to get to.



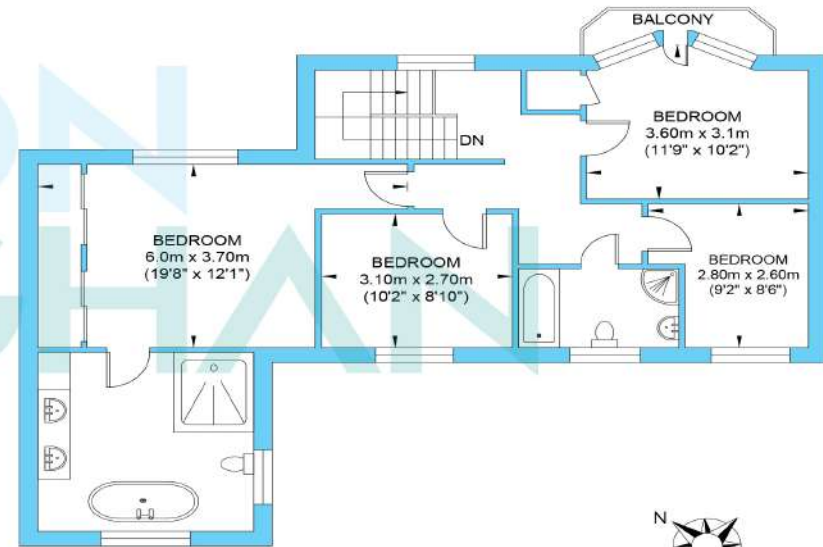
Withdean Rise



Garage
Approximate Floor Area
171.79 sq ft
(15.96 sq m)



Ground Floor
Approximate Floor Area
875.42 sq ft
(81.33 sq m)



First Floor
Approximate Floor Area
808.58 sq ft
(75.12 sq m)



Approximate Gross Internal Area (Excluding Garage) = 156.45 sq m / 1684.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.