



Wish Road, BN3

£1,600,000

ASTON
VAUGHAN

INTRODUCING

Wish Road, BN3

4 Bedrooms | 3 Bathrooms | 1 Reception Room 2011 Sq Ft
East & South Facing Rear Garden and Decking Parking
for 2 cars on the drive

Elegant proportions, striking Edwardian features and exquisite interior design come together in this magnificent four-bedroom villa in West Hove. Close to beaches, shops, stations and schools, it is the ideal family home, balancing home comforts with a luxurious lifestyle.

Having been expertly renovated throughout by the current owners, this house impresses at every turn. Many original features have been restored or reinstated to ensure the heritage of this beautiful building remains intact, while modernising throughout, ready for modern living and to last for many years to come.

It sits in a prestigious location looking out over the green and leafy environs of Wish Park, within minutes of the beach and Hove Lagoon. The road is wide and tree-lined, characterised by substantial homes on large plots, set back behind neat driveways. This house is an exceptional example having been redecorated inside and out giving it plenty of kerb appeal.

Immaculate on approach, the house is heavily glazed with wide bay windows and a gabled roof facing west to bathe the house in warm afternoon light. It bears the quintessential architectural features of the Edwardian period with hung tiles and an original front door, yet it has been renewed with a new roof, double glazed windows and redecoration.





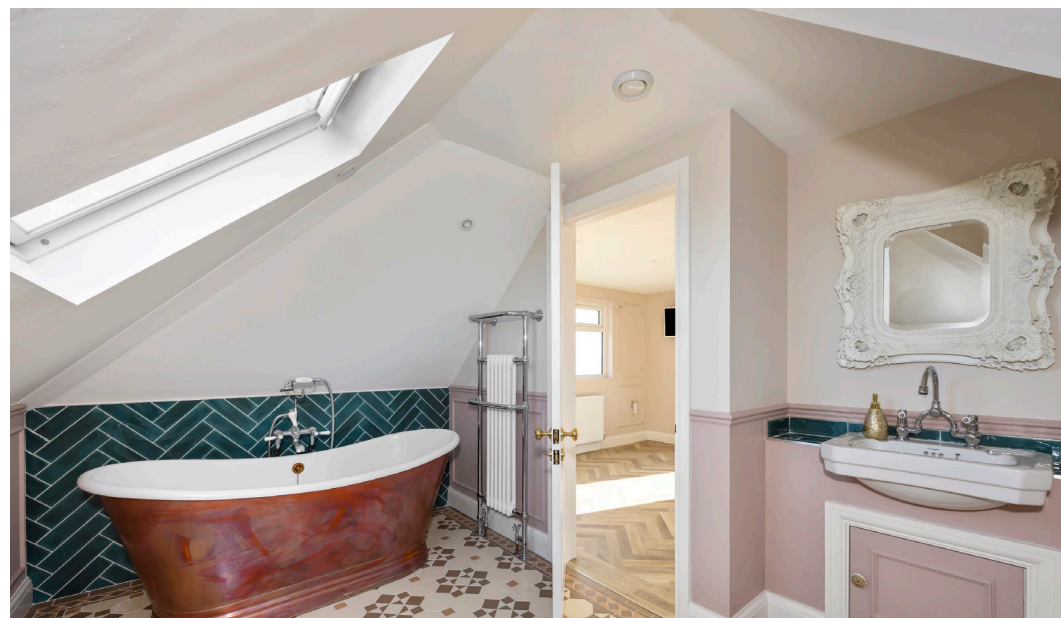
Stepping inside, it is immediately clear this home has been carefully curated and styled by those with an eye for interiors and a respect for period properties. The scale of the house becomes apparent with a line of sight through the generous entrance hall to the kitchen and garden beyond, allowing natural light to stream through the space. A soft Farrow & Ball palette of neutrals has been used throughout to highlight the reinstated wall panelling and to complement traditional style floor tiles which bring both form and function to the space. Built-in banquette seating allows for easy removal of shoes, and two deep storage cupboards are in place for coats.

While the entire ground floor has been opened to create a vast room for families and gatherings, it has clearly defined areas for formal dining, relaxation and cooking. Spanning the house from front to back, the sitting room faces west to receive warming afternoon light through a wide bay window offering space to cosy up in the evenings watching a film or streaming service. Warm ash grey floorboards pair perfectly with calico walls which flow through the entire space for continuity.

To the rear of the room is space for a formal dining table alongside the large open plan kitchen. There is space to seat eight or more people for festivities and dinner parties which can spill outside during the warmer weather via a wall of bi-folding doors.

Beautifully appointed and spacious, the kitchen in cashmere grey creates another impressive social space surrounding a central, stone topped island with seating below pendant lights. Shaker cabinetry provides a wealth of storage below the island and along the rear wall, alongside integrated appliances and a seamlessly fitted butler sink. A marbled brick splashback sits behind the wide induction hob to complement the marbled stone worktops and the overall quality aesthetic of the space.

Facing east but with a southerly aspect, the garden is bathed in sunlight and is a fantastic size for somewhere so close to the city centre. An area of lush green lawn allows for children to play while newly rendered border flower beds are well-tended with a variety of plants to give scent, shape and colour throughout the year while welcoming wildlife. Two patio areas; one close to the house and one at the far end catch the sun at different times of day so you can enjoy breakfasts and summer suppers in equal measure.





ASTON
VAUGHAN

VAUGHAN

A wide turning staircase rises past an elegant stained-glass window to the first-floor landing from which three generous double bedrooms and the main bathroom reside. All three bedrooms share the same restful decoration with wall panelling and bespoke built-in wardrobes which maximise their floor space allowing for king size beds. All rooms have soft carpet underfoot and all enjoy green and leafy views of either the park or gardens below. White shutters filter the light or allow complete black out for weekend lie ins and all rooms have easy access to the bathroom across the hall. With a modern take on a period scheme, the bathroom gleams with metro brick wall tiles and patterned floor tiles to echo those in the hallway below. Traditional fittings include dual basins and a generous rainfall shower to refresh each day before work or school.

Exceptional interior design continues up on the second floor within the principal bedroom suite. Herringbone flooring in ash tones brings style and practicality to the room which has dual aspect windows framing far-reaching views. The en suite offers the epitome of luxury with a freestanding slipper bath in copper and ceramic with floor mounted taps, beautiful tiling and a large Velux window allowing you to watch clouds float by while reclining in a bubble bath.



Vendors' Comments:

"It has been a real pleasure breathing new life into this period home. No corners were cut in its creation, so we only hope it is enjoyed for many more years to come. The area is fantastic with a real sense of community and there is so much to enjoy nearby with Portland Road amenities and Poets Corner pubs on its doorstep."

Education:

Primary: West Hove Primary, St. Andrew's CofE

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Sixth Form Colleges: BHASVIC, Newman College, Varndean College

Private: Brighton College, St Christopher's School, Brighton Girls, Lancing College

Good to Know:

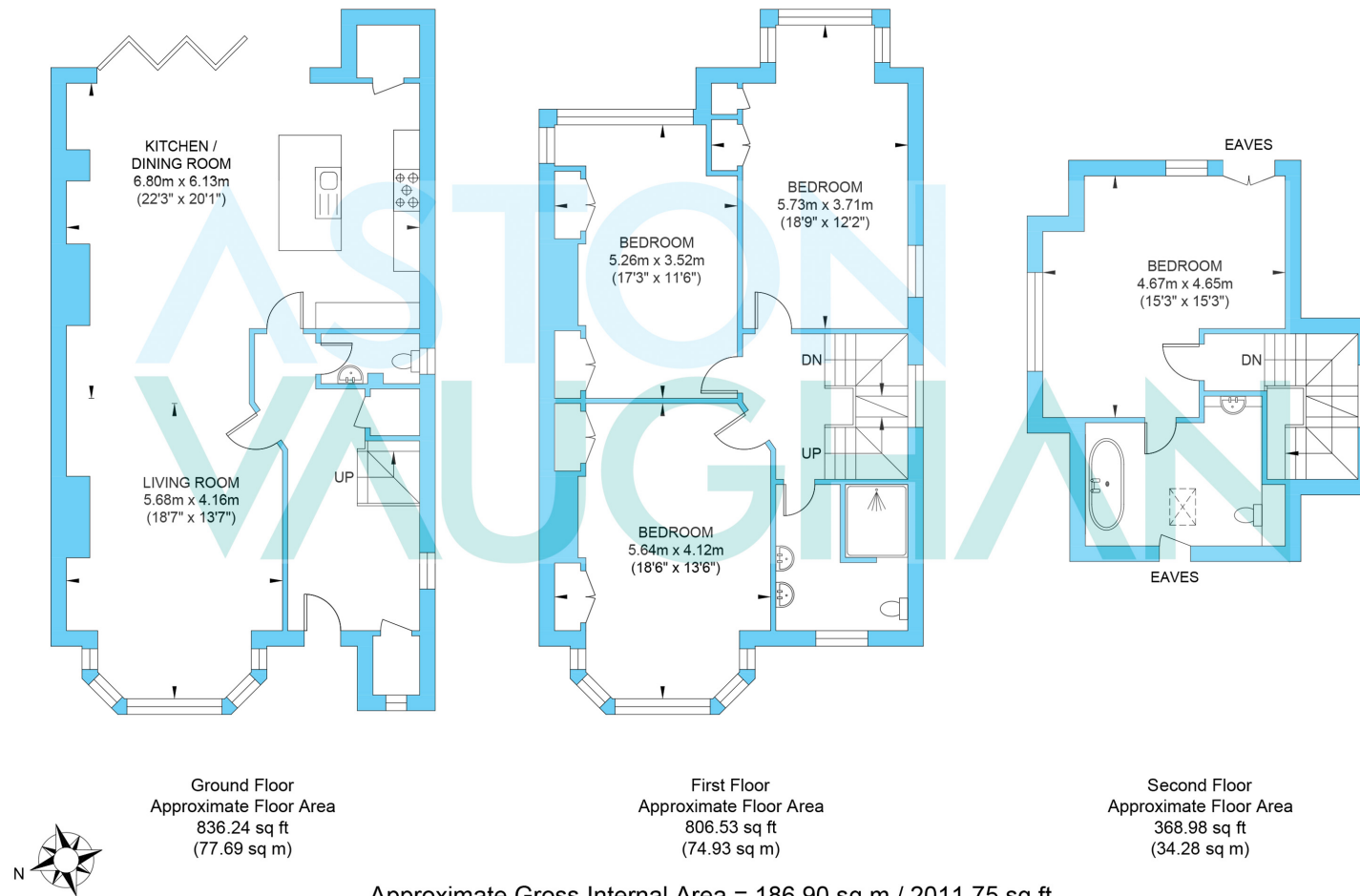
Sitting in West Hove with Hove Lawns and Beach nearby, this incredible period home is perfectly located for families and professionals alike. There are several popular restaurants, gastropubs and wine bars nearby on Portland Road – and many more in Poets Corner – and Central Brighton with its theatres, museums and North Laine Shopping District is only 30 minutes on foot (10 mins by bus) along the coast. The local schools, both private and state, are amongst the best in the city and transport links are excellent with Hove and Portslade's commuter stations within walking distance, and buses to whisk you throughout the city and beyond, stopping close by.

Hove Lagoon is home to many water sport activities and there are beach saunas dotted along the coastline, plus sea swimming has become the favoured past time with locals – much like it was in the 19th Century when 'sea bathing' put Brighton on the map as the place to visit for its health benefits.

Brighton & Hove continues to offer some of the most prime housing in the country outside London, so this house will be appeal to those looking to move away from the Big Smoke to live a peaceful yet luxurious life, close to the countryside and the coast.



Wish Road



Approximate Gross Internal Area = 186.90 sq m / 2011.75 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.