



Ditchling Rise, BN1
£850,000

ASTON
VAUGHAN

INTRODUCING

Ditchling Rise, BN1

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms | 2303 sqft
Walled rear garden and iconic Victorian viaduct views

Offering space, style and character in abundance, this exceptional four-bedroom Victorian home is ideal for families and professionals alike, looking for a home which offers the perfect balance between home comforts and a luxury lifestyle. Rising three storeys tall, this house boasts two sizable reception rooms and four generous double bedrooms with flexibility in their use depending on the needs of the family. There's also an undeveloped cellar and a loft, both ripe for conversion should you require more space.

Internally, the aesthetic appeal of this home is immediately impressive as the current owners have been careful to retain the home's period character and natural features while combining them with a contemporary palette, fixtures and fittings. The garden is particularly spacious for somewhere so close to the city, being both private and sunny due to its open east to westerly aspect.

The house sits below the graceful arches of Brighton's iconic Victorian viaduct which forms a beautiful backdrop to many of the rooms and the garden. Trains trundle slowly by into Brighton Station, yet they cannot be heard from inside due to energy efficient double glazed, timber framed sash windows which have been replaced throughout the house.





Sitting on a tree-lined road, the house stands tall and immaculate in white, bathed in sunshine from the south. Built in 1876 it bears the intricate plasterwork features of the era, set back from the road behind a leafy, walled front garden. Terracotta tiles pave the way to the front door which opens to an elegant entrance hall where striking original mouldings sit high above your head while sanded floorboards below your feet sweep into the living room to the right. It is a spacious and airy house with high ceilings and a wealth of original character and charm which invites you to explore further.

Once two rooms, the living room has since been opened to create one large, sociable space offering flexibility for families with children of all ages. To the front of the room, a tall bay window almost covers the southerly elevation bringing in plenty of natural light while remaining private from the street due to planting in the front garden. There is space in here for larger soft furnishings so the whole family can cosy up in the evenings by the open fire during winter. The rear of the room is open to the kitchen making it ideal as a formal dining space, but equally it would work well as a playroom for little ones or a study when working from home, with bespoke bookshelves built-in to the alcoves around the second fireplace.

Having been renovated and extended by the current owners who have a keen eye for interior design while remaining faithful to the original era of the building, the open plan kitchen, dining and family room has a modern take on a period scheme with Shaker cabinetry, parquet flooring and a solid oak topped central island sat below pendant lighting. Ideal for entertaining or for social gatherings with friends, there is space to sit around the island or at the table, enjoying garden views through the oversized square window and wall of bi-folding doors. Bringing the home into the 21st century are high end integrated appliances, stylish wall lights for atmospherics and wet-system underfloor heating to ensure toes are warmed during the cooler seasons. As the warmer weather returns, the party can spill seamlessly out to the garden which becomes a natural extension of the space.

Completing the ground floor is a separate WC fitted with the finest hotel grade sanitaryware – as can be found in all WCs and bathrooms in the house.





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The original mahogany banister rises to the first-floor landing where cherubic corbels gaze down from the ceiling. Directly ahead, the bathroom is impressive having been extended into the vaulted roof exposing its rafters, adding to the feeling of space. The epitome of luxury, the freestanding contemporary oval bath allows for comfortable bathing at either end due to wall mounted taps and the walk-in shower is incredibly spacious. Once again, the fixtures and fittings are of the finest quality (as found in Claridges Hotel), gleaming in white, paired with marbled wall panelling for a sophisticated and stylish finish. Within the bathroom, a utility cupboard has been created with space for two machines alongside a second, separate WC – ideal in any shared space.

There are two elegant and spacious bedrooms on the first floor with the larger of the two spanning the front of the house with a wide bay window to echo the one below it in the living room; facing south, framing views of a mature horse chestnut tree which welcomes wildlife. Wood floors, period fireplaces and plasterwork features can be found in these rooms which are mirrored on the second floor. All four bedrooms are ultimately peaceful and warm with timber-framed, double glazed sash windows to retain the heat and limiting the external sounds of the city.

Above these rooms, the loft space is large and undeveloped, which would allow for a loft conversion subject to planning. In addition, there is a large cellar for storage or for further development depending on the needs of the family.



Vendors' Comments:

"This has been a wonderful home for raising a family. There is a welcoming and friendly community in these streets which invites families to live here, close to the park and within walking distance of excellent schools, colleges and nurseries. Since renovating and extending, it has also been a joy to entertain our friends both inside and out. We have always loved the view of the Viaduct with its majesty and find the sounds of the trains a comfort as they make their way across to the station – indeed, having the station so close by has also been a blessing as we travel a lot for work and commute! We no longer need a house of this size, but we have made happy memories here, so it will be a wrench to leave."

Education:

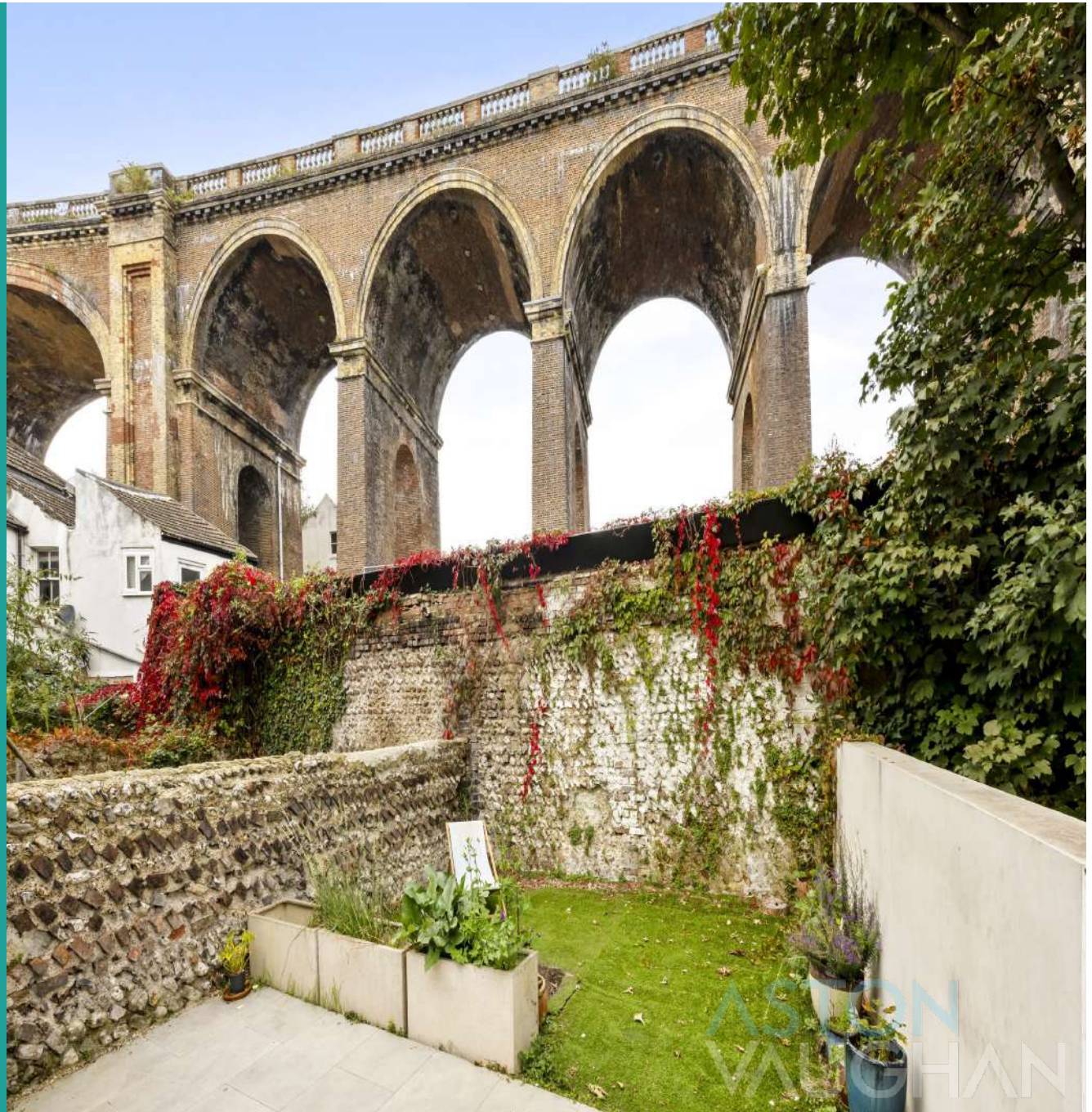
Primary: Downs Infant and Junior Schools, Stanford Infant and Junior school

Secondary: Varndean, Dorothy Stringer, Cardinal Newman RC

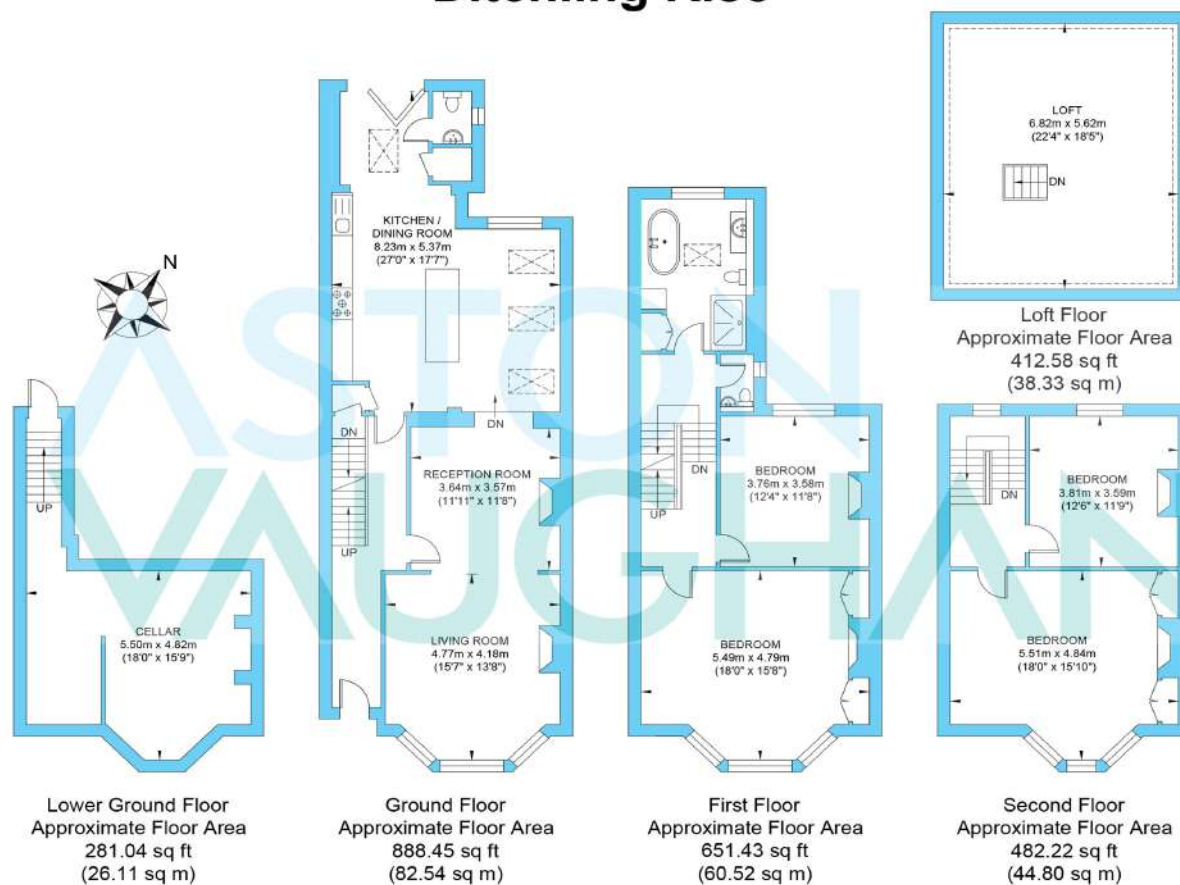
Private: Brighton College, Lancing College Prep

With a palpable sense of community and a striking topography of Victorian terraces, it's no wonder the roads between Preston Circus and Fiveways have retained their popularity over the years. Along with a highly favoured school catchment and excellent transport links, it has become the go-to place to live; particularly for Londoners moving to the coast, looking for an improved work-life balance.

This incredible home is just a short walk from everything this vibrant coastal city has to offer, including theatres, museums, gyms, restaurants and the beach is a straightforward 20 minute walk. The A23/A27 and mainline stations are also within easy reach, for those requiring fast links to the universities, Gatwick or London on a daily or weekly



Ditchling Rise



Approximate Gross Internal Area = 213.97 sq m / 2303.14 sq ft

Approximate Gross Internal Area (Including Loft) = 252.3 sq m / 2715.72 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.