



**hamlyn
smith.**

Westmeston Avenue, Brighton, BN2 8AL

£1,250,000

hamlyn smith.

 5 Bedrooms

 3 Receptions

 4 Bathrooms

A truly stunning, five bedroom family home with panoramic sea and downland views. Beautifully designed and renovated to a high standard, offering ample accommodation for modern family living.

- A Truly Stunning 5 Bedroom Family Home
- Backing Onto The South Downs National Park
- Beautifully Renovated Throughout
- Large Garden With Far Reaching Sea & Downland Views
- Five Double Bedrooms & Three En Suites
- Fully Equipped Gym







hamlyn smith.

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Nestled in an elevated and highly sought-after location in Saltdean, this stunning contemporary five-bedroom detached home offers panoramic views of the sea and the breathtaking South Downs National Park. Homes of this caliber are rare, and its unique position provides a sense of peace and exclusivity, with the rear garden backing directly onto rolling fields of the national park.

Upon entering the home, you're welcomed by a spacious hallway that immediately showcases the abundance of natural light, a theme that runs throughout the entire property thanks to its modern and thoughtful design. The expansive ground floor features a large open-plan kitchen/dining area, which seamlessly flows into the main living space and through to the west-facing garden via elegant bifold doors. The kitchen itself is a modern masterpiece, equipped with high-end integrated appliances and bathed in light from the beautifully designed extension. In addition to the main living areas, the ground floor offers a second reception room, perfect for use as a study or home office. There's also a convenient ground-floor bedroom with an en-suite bathroom, along with a cloakroom/WC and a fully fitted utility room for added practicality.

On the first floor, you'll find four more generously sized double bedrooms, two of which feature en-suite bathrooms and walk-in wardrobes. The landing is a standout feature, designed to maximize the property's incredible sea and countryside views with a large picture window offering a 180-degree vista. This spot serves as a tranquil space to sit and take in the scenery. A family bathroom completes the first floor.

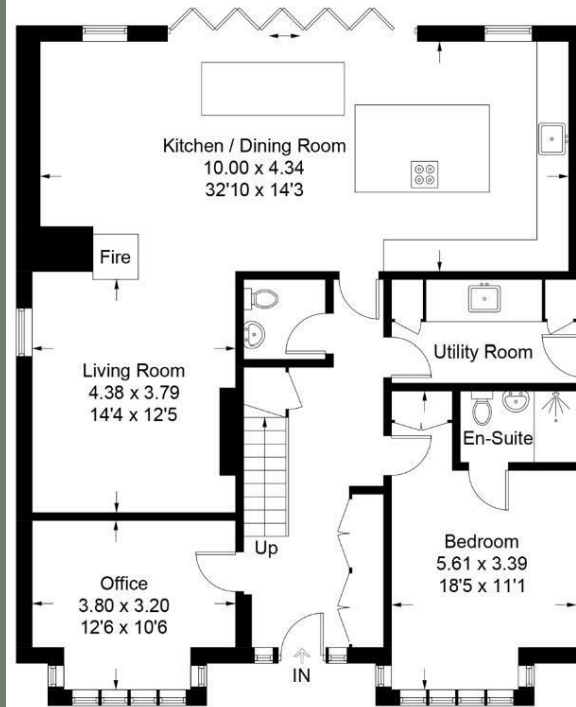
The exterior of the property is equally impressive. The front offers ample off-street parking with a block-paved driveway and the convenience of an EV charger. The west-facing rear garden is a serene, contemporary oasis, with extensive paved areas perfect for outdoor entertaining or relaxing in privacy. A raised terrace houses a hot tub and seating area, where you can enjoy views over the neighboring fields. Additionally, there's a separate outbuilding, currently used as a gym, that offers versatile space for a variety of uses.

This property has been meticulously designed, built, and maintained by its current owners, offering exceptional flexibility in its layout and functionality. Its proximity to the South Downs National Park makes it ideal for outdoor enthusiasts, with opportunities for walking, horse riding, and cycling just minutes away.

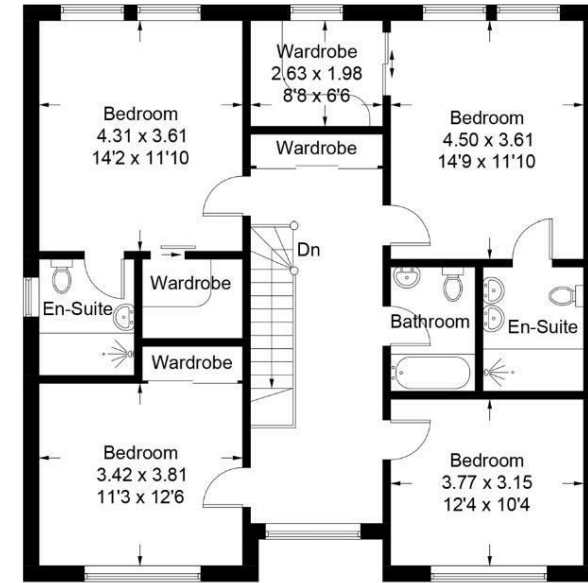
Saltdean and nearby Rottingdean offer a range of local amenities, including charming pubs, restaurants, cafes, and local shops. The area is known for its popular beaches and the scenic undercliff walk, which connects to Brighton Marina and the city center. Brighton itself is easily accessible, offering world-class shopping, dining, and entertainment, as well as excellent transport links via bus and train.

The area is rich in sporting options, from golf courses and horse racing to sailing at Brighton Marina. Brighton's premier league football stadium and cricket grounds are nearby, and Shoreham Airport provides a base for private aircraft. The area is also home to many renowned schools and colleges, making it a perfect location for families. This exceptional property combines luxury, comfort, and convenience in one of the most desirable coastal locations in Sussex.

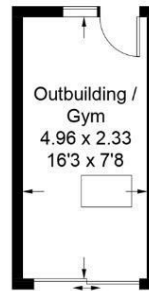
Approximate Gross Internal Area = 225.3 sq m / 2425 sq ft
 Outbuilding = 11.6 sq m / 125 sq ft
 Total = 236.9 sq m / 2550 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1125715)

