



# 15 Withdean Road

Brighton, BN1 5BL

**Asking price £5,000,000**

This house is very private and quiet, set in its own grounds, back from the road which is approached via a carriage driveway behind electric gates. As you drive up to the main house you pass a self-contained flat above the first double garage, this would be perfect for any member of the family wanting their own space. There are extensive grounds with a combination of lawn and established trees and shrubs surrounding all four sides of the property providing a high degree of privacy.

On approaching the house itself the entrance hall is approached via double solid wooden doors with its stone walls, stone staircase and wooden flooring this home will be sure to give you a stately feel before you move on to the lounge with its extremely impressive beamed ceiling and wood burner.

The property successfully blends a very traditional feel in places with a more contemporary ambience in others, there is high speed wifi in every room of the property along with plenty of storage space. The kitchen/breakfast room is beautifully proportioned with bi-folding doors leading to the garden at the rear. The kitchen is bathed in light via the two beautiful, glazed atriums. The downstairs accommodation is complimented by a dining room, further reception room and private office overlooking the garden.

The indoor swimming pool complex also consists of a sauna, Jacuzzi, shower and changing facilities as well as a poolside bar, tiled flooring and adjoining games room for all the family to enjoy!

The first-floor accommodation is no less impressive with a galleried landing complete with solid oak balustrade. All bedrooms within the house are a fantastic size with the majority offering you en suite bathrooms, all with underfloor heating. The master bedroom suite is complete with marble his and her bathrooms and a very large bespoke walk in wardrobe.

In addition, located on the top floor you have your own spacious cinema room which has a remote-controlled screen and fitted projector as well as an oak wooden library with a glazed atrium providing stunning natural light.

The garden itself offers a beautifully lawned area with plenty of room for sun loungers and garden furniture, perfect for entertaining family and friends throughout the year.

The nearest train station is Preston Park which is under 5 minutes walk and has direct trains to London. The seafront and centre of Brighton provides shopping and restaurants as well as other amenities and is within a 15 minutes drive. Local shops; post office, pharmacy, cafes and grocery shops are a short walking distance from the house. There are a large choice of top private schools in the area; Brighton College, Roedean School, Windlesham, Lancing College Prep and Pre Prep to name a few.

- Detached
- Annex
- Over 11,000 sq ft
- Gym
- Private and Secluded
- 9 Bedrooms
- Garages
- Indoor Swimming Pool
- Stunning Gardens
- Cinema Room

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



## WITHDEAN ROAD

Approximate Gross Internal Area = 1035.69 sq m / 11148.07 sq ft

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

**SECOND FLOOR**  
Approximate Floor Area  
1025.80 sq ft  
(95.30 sq m)

**GROUND FLOOR**  
Approximate Floor Area  
352.41 sq ft  
(32.74 sq m)

**FIRST FLOOR**  
Approximate Floor Area  
389.0 sq ft  
(36.14 sq m)

**LOWER GROUND FLOOR**  
Approximate Floor Area  
153.92 sq ft  
(14.30 sq m)

**GROUND FLOOR**  
Approximate Floor Area  
4336.54 sq ft  
(401.33 sq m)

**FIRST FLOOR**  
Approximate Floor Area  
4330.38 sq ft  
(401.88 sq m)

