



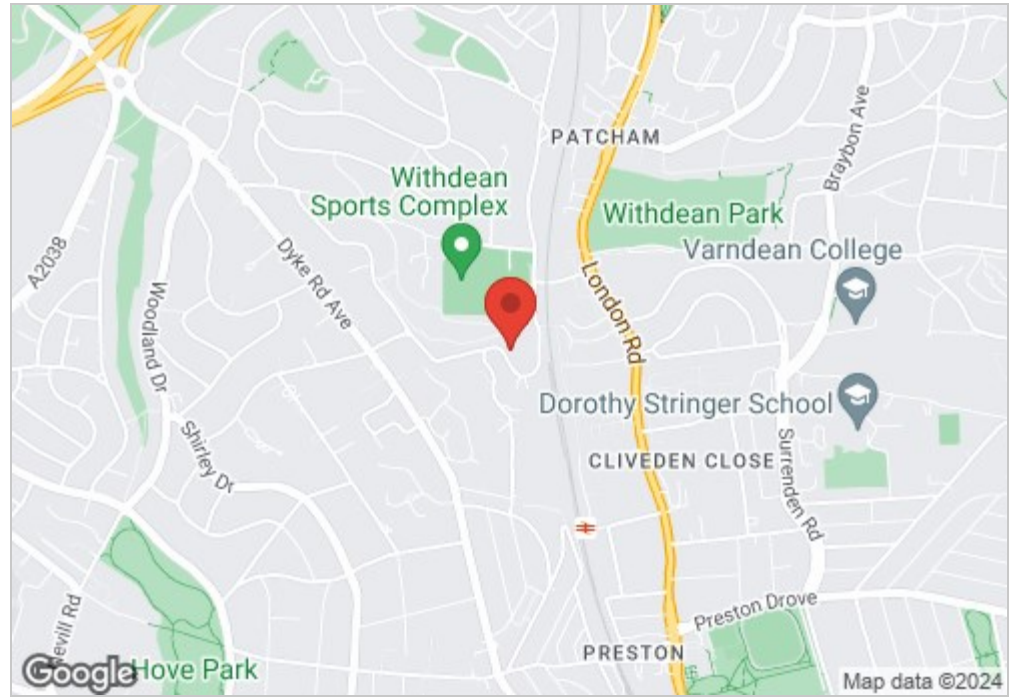
# 39 Withdean Road

Brighton, BN1 5BP

**Offers in excess of £3,000,000**

The house consists of three floors. At the top is the main, large bright living area where increased glazing and a large decked roof terrace with a sky frame making the most of the far-reaching views. At the opposite end of the room, an open-plan dining and kitchen area with a separate utility room WC and also a kids play room. A fireplace and chimney express the external brickwork internally (a feature throughout) and house a wood burner. The different levels are joined by a steel and timber staircase where natural light is pulled down through the house by the solid oak louvres. On the middle level, with its high ceilings and where the main entrance is located, there's an additional family area which opens out to a second terrace. At the end of the corridor is the master bedroom which has an impressive en-suite bathroom, walk-in wardrobe and a bespoke dressing table which also serves as the headboard. Also on this level is another bedroom with an en-suite, which the current owner has turned into an office space with black crittal glass providing light into the hallway. The owners have converted the garage into a gym with doors leading out onto the terrace and left the front half of the garage for storage. In the hallway as you enter there are lots of storage for coats and shoes and also a downstairs WC. On the lower ground floor, there are three further bedrooms (two en-suite) a family bathroom and Cinema room with a projector and extra storage. A carefully layered landscaped garden breaks the outside area up in to different zones and uses a material palette of timber, cor-ten steel and glass.

For the commuter, there are excellent train links to London and Gatwick from Brighton, Preston Park and Hove and easy access to the motorway network via the A27/A23. Nearby, Preston Park with its velodrome and tennis courts is a short walk away, and to the North you have the option of joining West Hove Golf Club or the less formal Hollingbury Park Golf Course. The beautiful Hove beachfront is only a short drive away and the start of the rolling South Downs is only 4 minutes away by car.

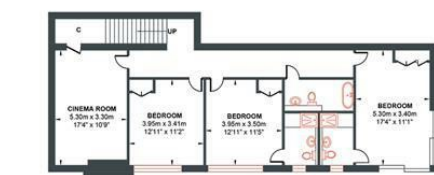


- Detached
- 5 Bedrooms
- Cinema Room
- Off Road Parking
- Gated
- Award Winning Design
- Large Roof Terrace
- Stunning Views
- Walk in Wardrobe
- No Chain

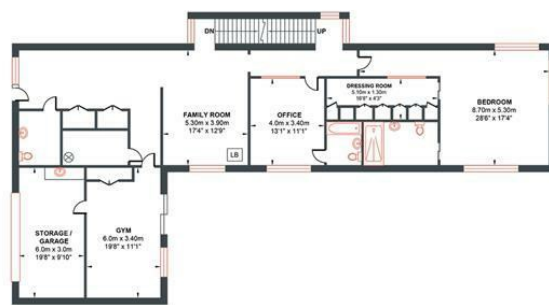
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## WITHDEAN ROAD

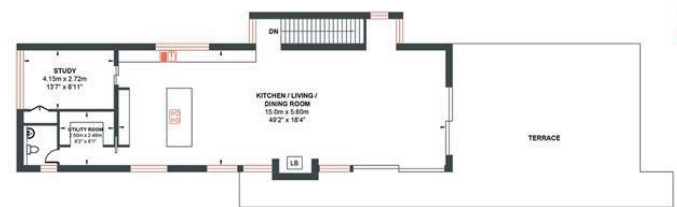
Approximate Gross Internal Area = 391.49 sq m / 4213.96 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



LOWER GROUND FLOOR  
 Approximate Floor Area  
 1085.75 sq ft  
 (100.87 sq m)



GROUND FLOOR  
 Approximate Floor Area  
 1918.45 sq ft  
 (178.23 sq m)



FIRST FLOOR  
 Approximate Floor Area  
 1209.75 sq ft  
 (112.39 sq m)

