



28 Withdean Road
Brighton, BN1 5BL

Asking price £2,500,000

Crafted with meticulous attention to detail, this property comes with a 10-year new build warranty. The grand vaulted entrance hall, bathed in natural light, features elegant solid wood herringbone flooring. The 19ft front living room, with a charming square bay window overlooking the gated front garden, includes a modern gas fireplace, creating a perfect space for relaxation. The property also includes an integrated garage equipped with an electric car charger.

From the entrance hall, double doors open to the heart of the home: an expansive, triple-aspect open-plan kitchen and family room. The kitchen is a chef's dream, featuring a large central island with a breakfast bar, an inset Bora induction hob, and stone countertops. Additional high-end appliances include Miele ovens, a warming tray, a Quooker instant hot water tap, and a Miele integrated coffee machine. The family area is designed for comfort with a bespoke media wall, ample cupboard space, two tall windows, and triple sliding doors leading to a sun-drenched balcony overlooking Withdean. Enhanced with wood herringbone flooring, inset ceiling speakers, electric blinds, a separate boot room, and a W/C, this area is both functional and elegant.

The ground floor benefits from modern amenities such as underfloor heating, a smart home control panel, and built-in WiFi access points, ensuring comfort and convenience.

The lower floor offers a spacious landing and a bright games room with sliding doors to the garden. A front-facing gym/bedroom with a luxury en-suite shower room, a large reception room/home office with picturesque views of the rear garden, a spacious utility room/kitchenette, and a separate cinema room with deep cupboards make this level ideal for entertainment and functionality.

On the first floor, a large landing filled with natural light leads to the dual-aspect principal bedroom, offering breathtaking city views. This bedroom features a large walk-in wardrobe with bespoke fitted cupboards and a luxury en-suite with a roll-top bath, a large walk-in shower, and his-and-hers sinks. Two additional large double bedrooms face the front, one with a lovely en-suite shower room. The main family bathroom is fully tiled with both a bath and a separate shower.

The second floor showcases a landing with a large skylight, providing stunning downland views, a beautiful shower room, a large double bedroom with a walk-in wardrobe, and another bedroom with a Velux window to the rear.

The property is wired with Cat 6 and TV connections in most rooms, ensuring high-speed connectivity throughout.

The rear garden is a haven for outdoor living, featuring a wonderful patio area perfect for garden parties and BBQs, leading to a lush lawn ideal for children to play. Mature side borders with evergreen planters and gated side access enhance privacy and charm. The front of the property boasts a resin driveway with off-street parking for numerous cars, secured by electric front gates, and roof-mounted solar panels add an eco-friendly touch.

This exceptional property is the epitome of luxurious living, offering modern amenities, spacious rooms, and unparalleled views in one of Brighton's premier locations. Don't miss the opportunity to make this magnificent home yours.

- 5 / 6 Bedroom Architect Designed Home

■ Gated Private driveway

■ 5 Luxury Bathrooms

■ Games Rooms & Cinema Room

■ 10 Year New Build Warranty
- 4,146 Square Feet Arranged Over Three Floors

■ Luxury Top Of The Range Kitchen

■ Magnificent Downland Views

■ Generous Reception Room Room

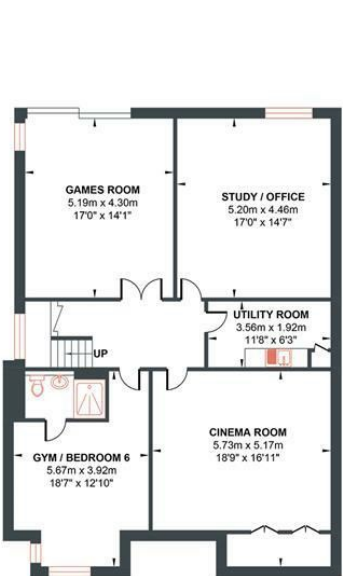
■ Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



WITHDEAN ROAD

Approximate Gross Internal Area = 385.22 sq m / 4146.47 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



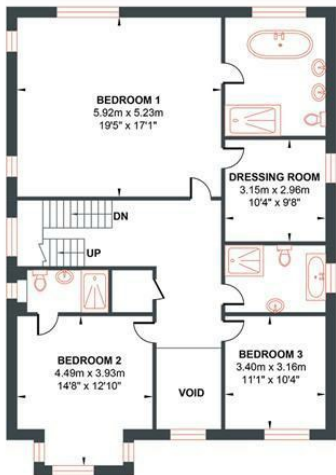
LOWER GROUND FLOOR

Approximate Floor Area
1215.13 sq ft
(112.89 sq m)



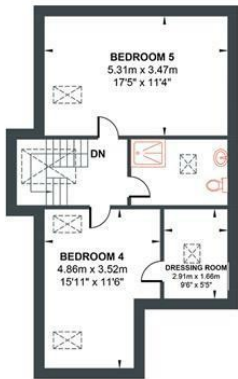
GROUND FLOOR

Approximate Floor Area
1215.13 sq ft
(112.89 sq m)



FIRST FLOOR

Approximate Floor Area
1174.88 sq ft
(109.15 sq m)



SECOND FLOOR

Approximate Floor Area
541.31 sq ft
(50.29 sq m)



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All measurements are approximate

