



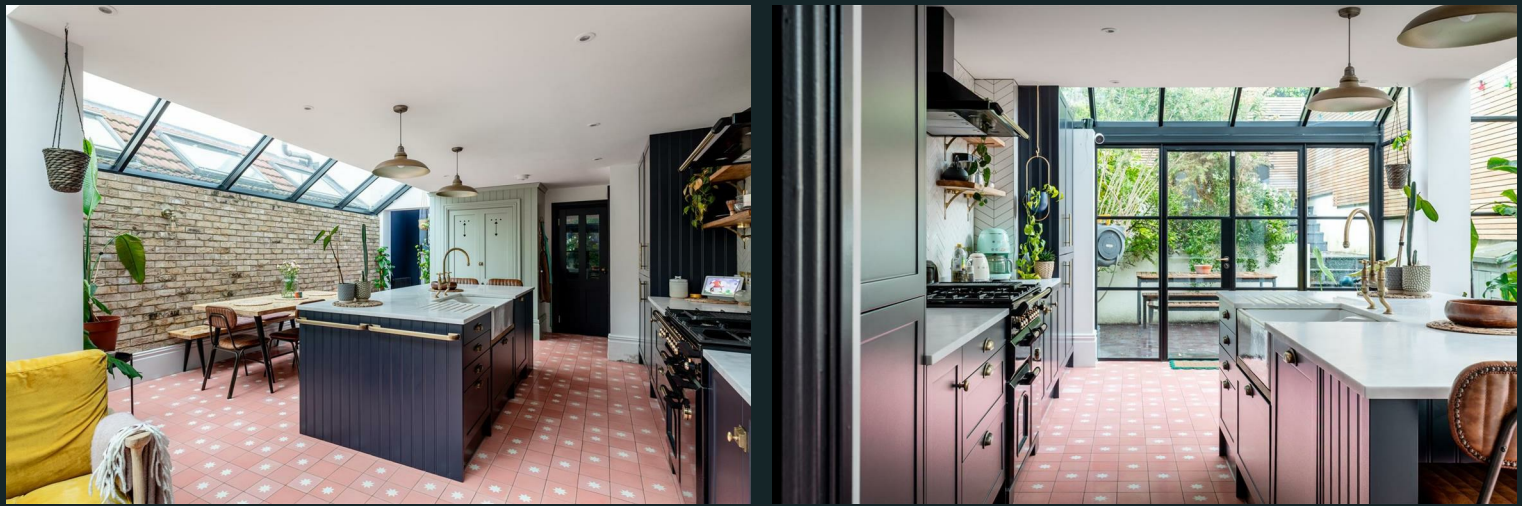
Waldegrave Road, Brighton

Guide price £1,100,000 - £1,200,000



Property highlights

- Prime Golden Triangle location, close to Fiveways shops and cafes
- Excellent schools within easy walking distance
- Quick access to stations, city centre, and Brighton beach
- Beautifully restored Victorian home with modern high-end finishes
- Showstopping kitchen with glass roof and garden access
- Four versatile bedrooms
- Luxury bathrooms with premium fittings and elegant finishes
- Landscaped garden with patio and gated rear twitten access
- Tranquil top-floor suite with sea and city views
- Smart tech throughout including keyless entry and Google Home



Guide price £1,100,000 – £1,200,000. A beautifully restored Victorian home in Brighton’s Golden Triangle, blending period charm with smart tech, bespoke interiors, a stunning kitchen, landscaped garden, and versatile modern spaces.

The Property

What makes this Victorian terraced home truly exceptional—beyond its striking interior design—is the thoughtful way it’s been reimagined by its current owners to meet the demands of modern living. While it comfortably functions as a four-bedroom family home, its layout also cleverly accommodates a podcast studio, home cinema, and versatile entertaining spaces—making it ideal for a wide range of lifestyles.

Located on Waldegrave Road, just off Fiveways in Brighton’s sought-after Golden Triangle, Ayres House is a masterclass in blending period charm with contemporary design. From the moment you enter through the landscaped front garden and step into the hallway, it’s clear no detail has been overlooked.

The entrance features underfloor heating beneath striking tiled flooring and leads seamlessly to the heart of the home—a spectacular kitchen/breakfast room. This space is beautifully finished with a central island, integrated appliances behind navy blue shaker-style cabinets, a Rangemaster cooker, a feature brick wall, glass roof, and doors opening to the landscaped rear garden. Storage has been cleverly integrated throughout, ensuring functionality never compromises style. A breakfast table sits beneath a striking pitched glass roof—creating a dramatic focal point and a beautifully light-filled space, even on rainy days.

The garden is split-level, with a paved dining area and steps leading up to a lush lawn and black painted shed. Gated rear access via a twitten makes it easy to bring in bikes or beach gear—an ideal touch for Brighton living.

Connected to the kitchen is a through living/dining room that honours the home’s heritage, with ornate cornicing, ceiling roses, and reinstated fireplaces, all complemented by striped and polished wooden floors. A hand-painted celestial mural and colour-changing LED lighting bring a bold, modern contrast to the classic surroundings.

Upstairs, the first floor offers three generous bedrooms and a luxurious family bathroom, complete with a Burlington suite, gold fixtures, and thoughtful finishes. The rear guest bedroom enjoys peaceful garden views, while the second bedroom has been transformed into a state-of-the-art home cinema, complete with a short throw projector, 100” screen, and immersive 3D sound system. At the front, a bespoke podcast studio is flooded with light from large sash windows, and includes acoustic wood wall panels, a lighting rig, and custom-built storage—easily repurposed as a bedroom if needed.

The top floor is home to a private and serene principal suite with a beautifully designed shower room. Velux windows provide sweeping views over Brighton’s rooftops, with glimpses of the i360 and sea—offering a peaceful retreat high above the bustle of city life.

Throughout the house, no expense has been spared: from Buster + Punch light switches and sockets to a full SimpliSafe security system with CCTV, alarm, and optional police response. A smart keyless entry, Google Home-controlled lighting, and temperature regulation bring comfort and convenience at every turn. Double glazing, stylish new radiators, and custom-fitted blinds—including plantation shutters—combine practicality with polished design.

In short, Ayres House is not just a home—it’s a lifestyle property, thoughtfully updated for modern city living, while retaining the warmth and character of its Victorian roots.

Additional property information

Property type: Terraced house

Tenure: Freehold

Council tax band: E

Parking: On street parking in zone J

The area

Waldegrave Road sits proudly in the heart of Brighton's coveted Golden Triangle, a leafy, residential pocket of Preston Park known for its elegant Victorian terraces, strong sense of community, and access to outstanding amenities. The road is lined with mature trees and charming period homes, just a short stroll from the local high street at Fiveways, home to a selection of independent shops including an award-winning bakery, traditional butcher, greengrocer, and several much-loved coffee shops and pubs.

The area is lively yet relaxed, with a strong creative spirit—particularly during the Artist Open Houses in spring and the community fairs and summer parties in nearby Blakers Park. Just 6 minutes on foot brings you to Preston Park, a vast green space popular with families, joggers and dog-walkers alike, and host to year-round events. For golfers, Hollingbury Golf Club is a short distance away.

For city amenities, Brighton city centre is approximately 10 minutes by car or bus, and 30 minutes on foot. The famous Brighton beach and promenade can be reached in around 12 minutes by bike or bus, or about 35 minutes walking—making this a perfectly placed home for enjoying the best of Brighton life.

Schools

Families are particularly drawn to this area thanks to its outstanding education options. Both Dorothy Stringer and Varndean secondary schools are highly regarded and within easy walking distance, while Balfour Primary School and Downs Infant and Junior Schools offer strong early years provision.

For independent education, Brighton College, Windlesham House, and Brighton & Hove High School (GDST) are all within easy reach, making this location ideal for families seeking a broad range of educational options, from reception age through to college.

Transport links

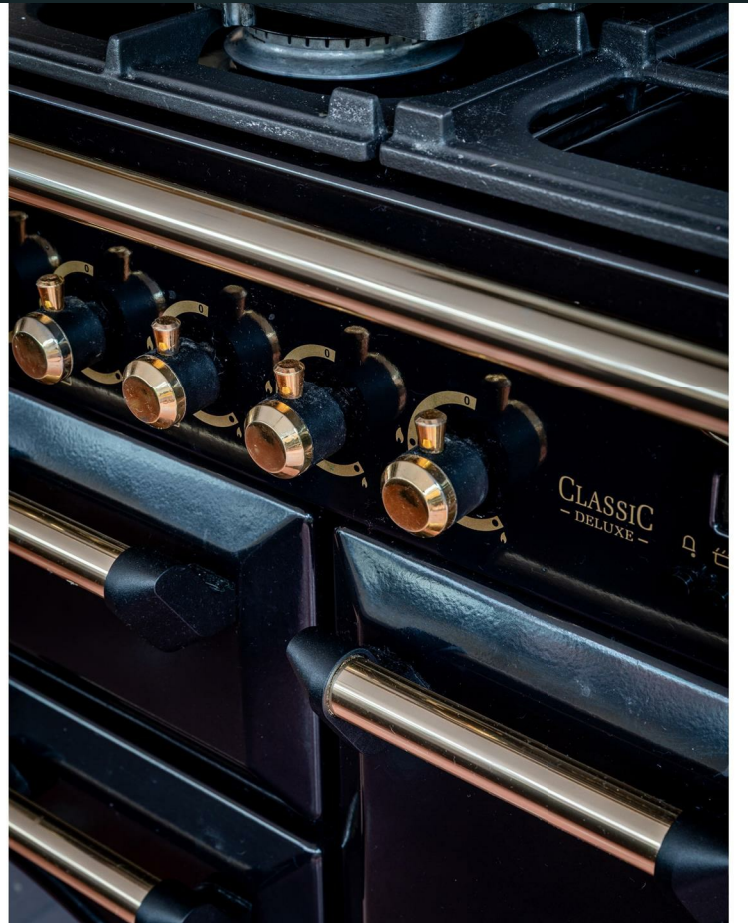
Waldegrave Road is exceptionally well connected for both local travel and London commuting. Preston Park Station is approximately 20 minutes on foot, with regular direct trains to London Victoria and London Bridge in under 70 minutes.

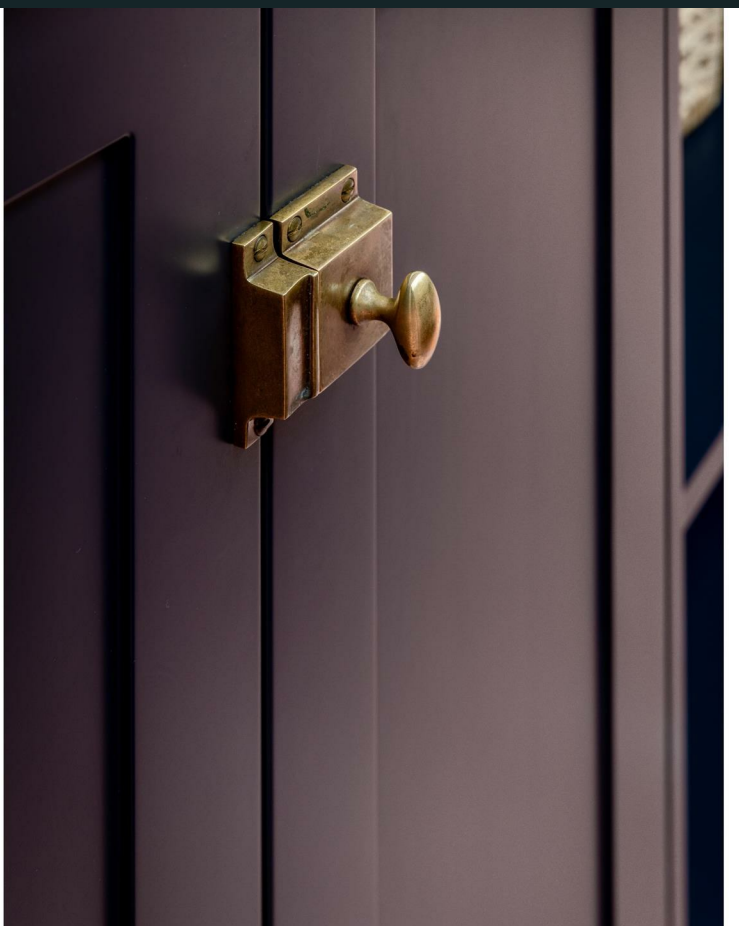
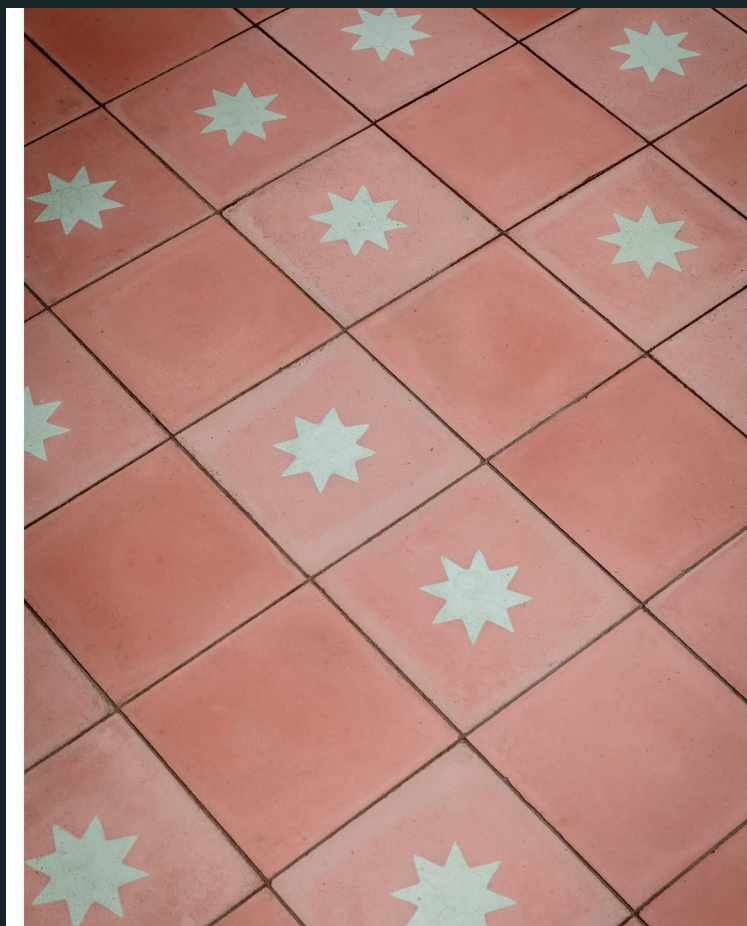
Local bus services run frequently along nearby Ditchling Road, offering direct routes to Brighton city centre, the seafront, Brighton Marina, and the Universities. For drivers, easy access to the A27 and A23 makes onward travel across Sussex and beyond convenient and efficient.

Property disclaimer

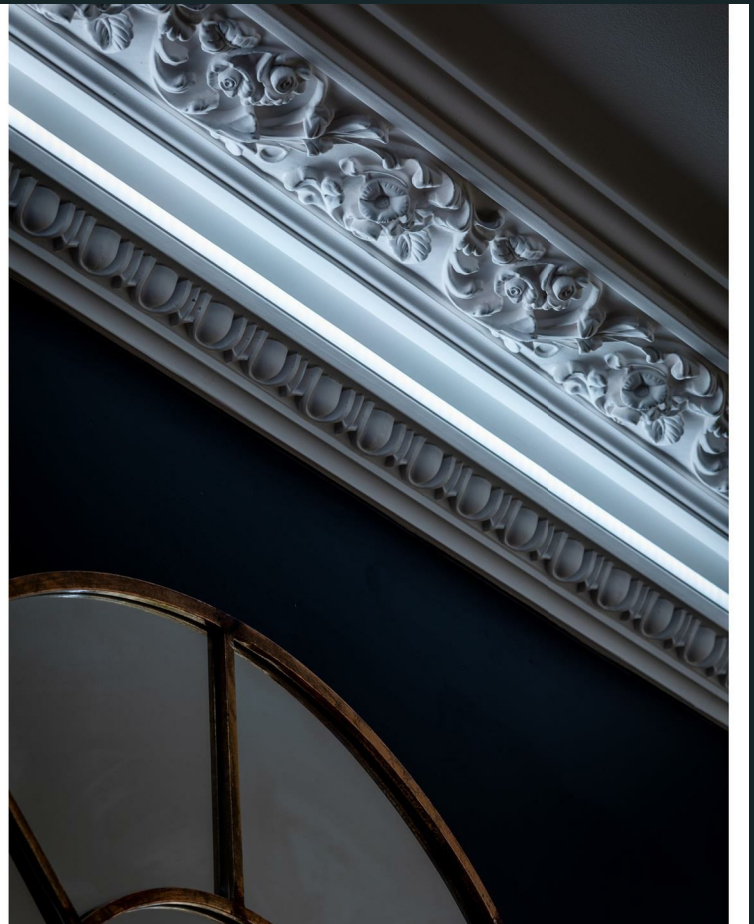
All property details have been provided by the owners. While Number Twenty Four strives for accuracy, we cannot guarantee the completeness or correctness of this information. Buyers are advised to conduct their own due diligence before proceeding with a purchase.



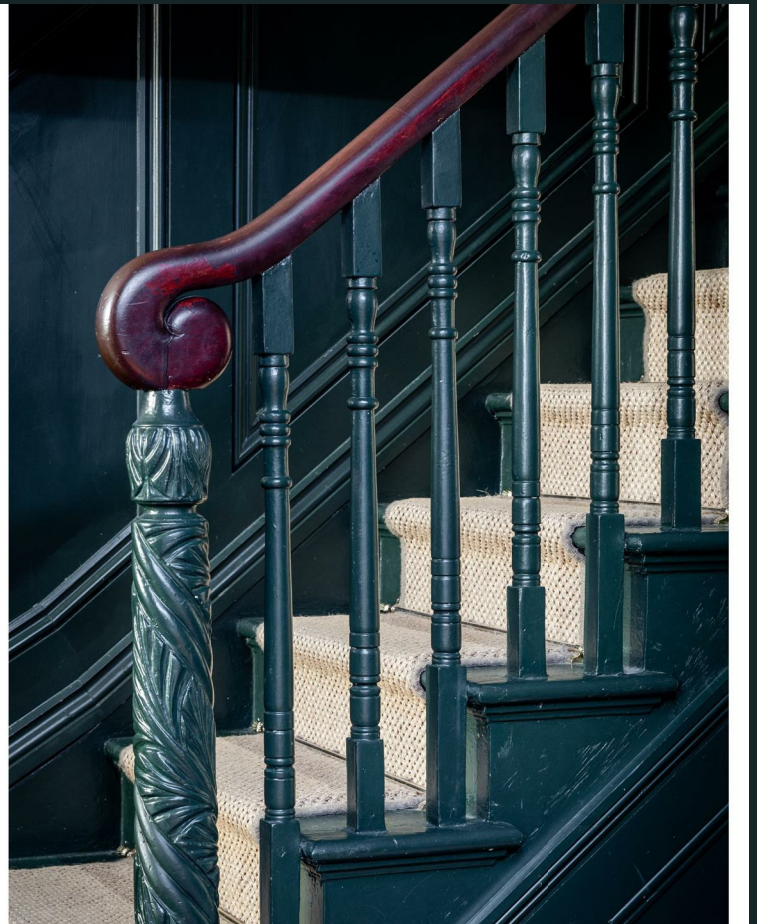
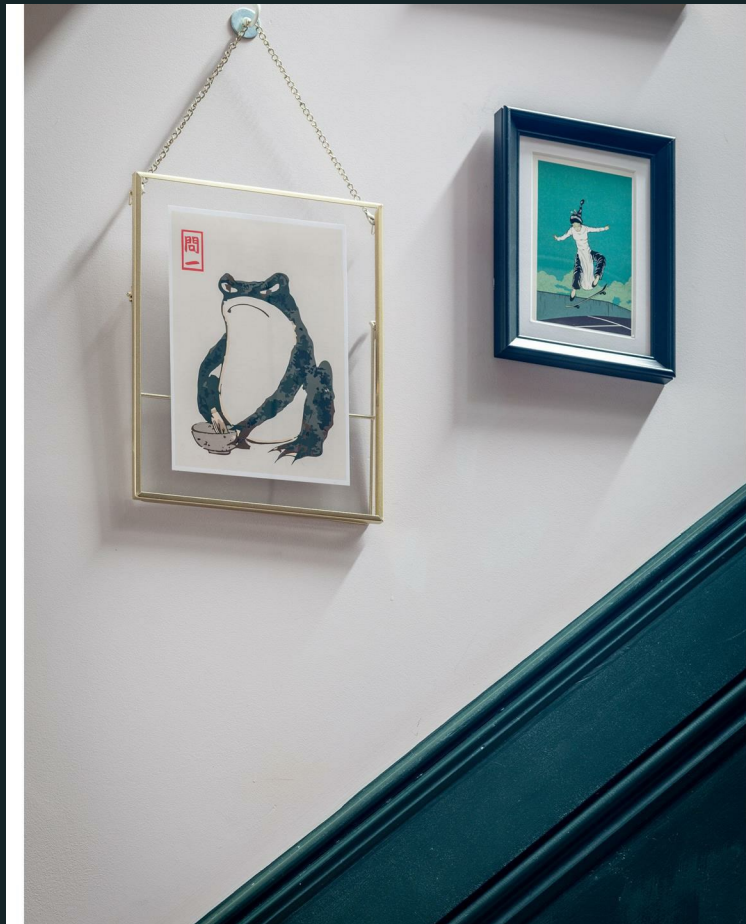




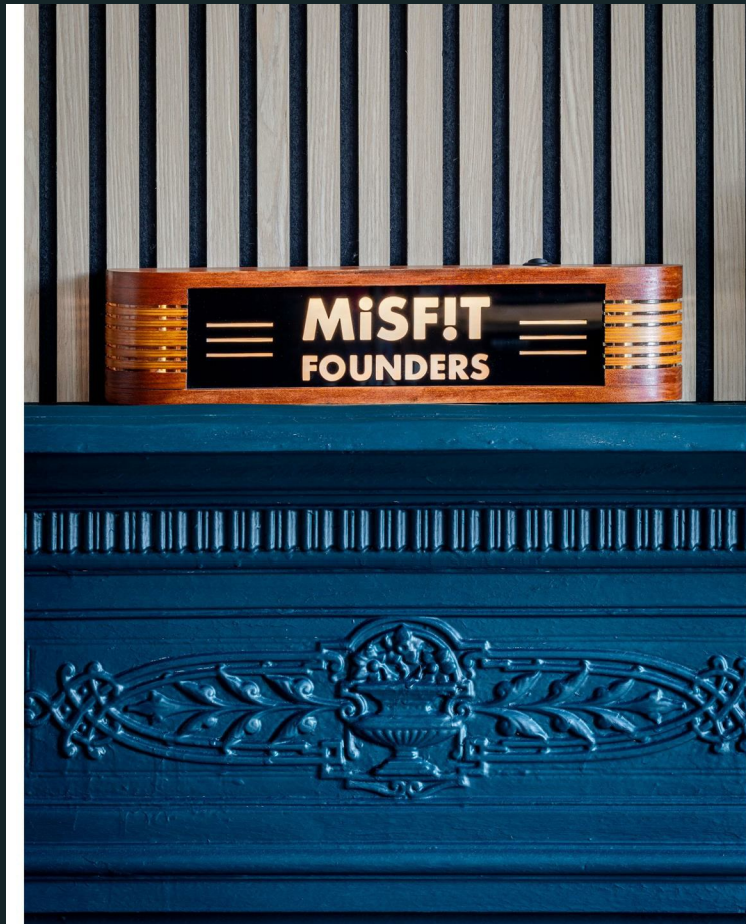




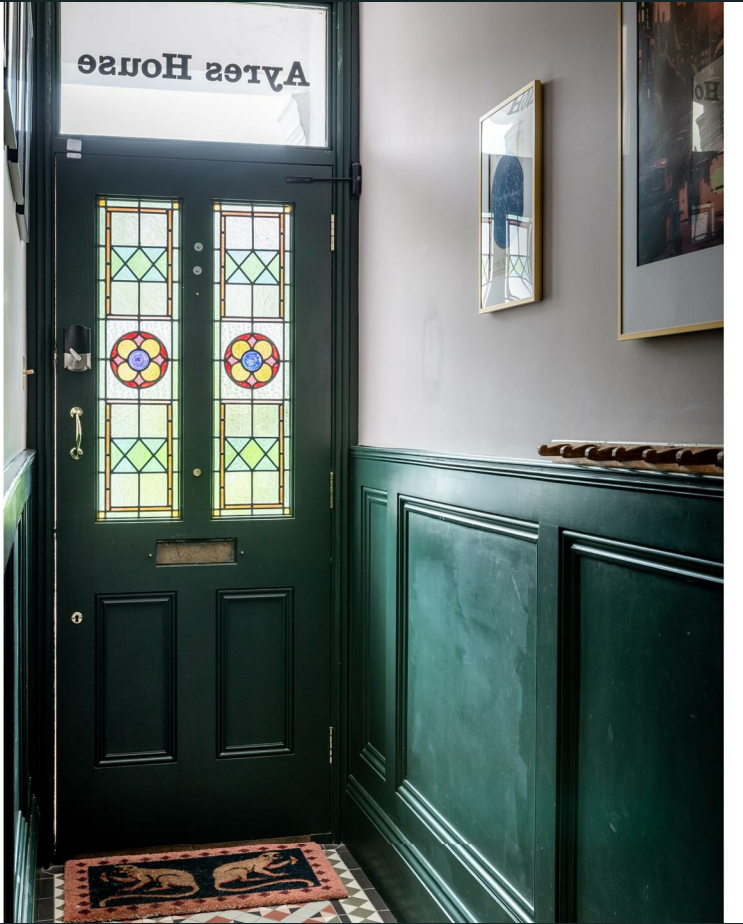
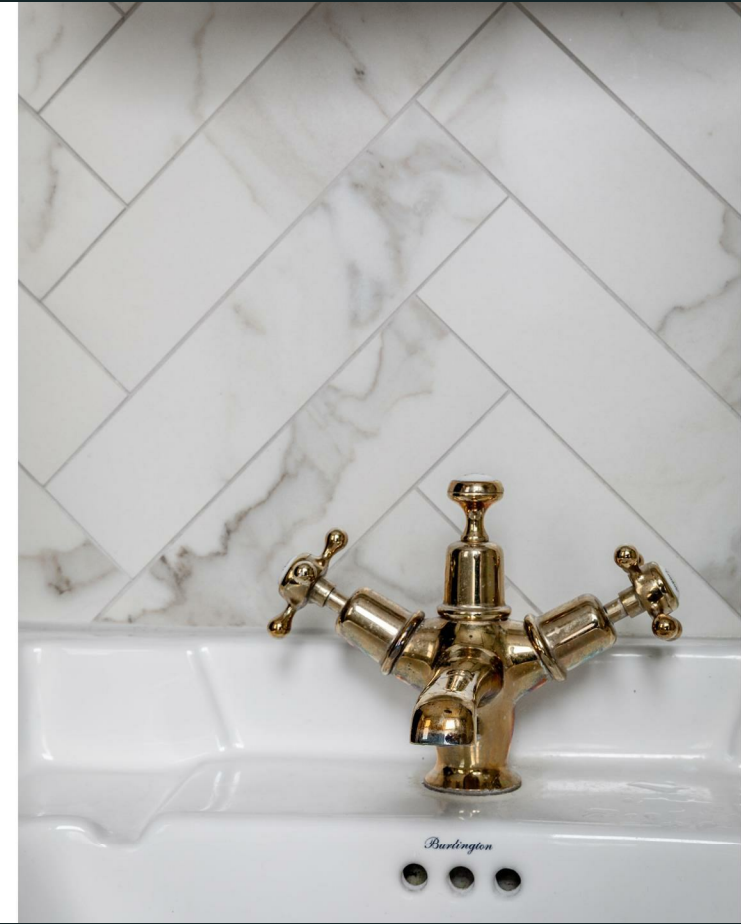










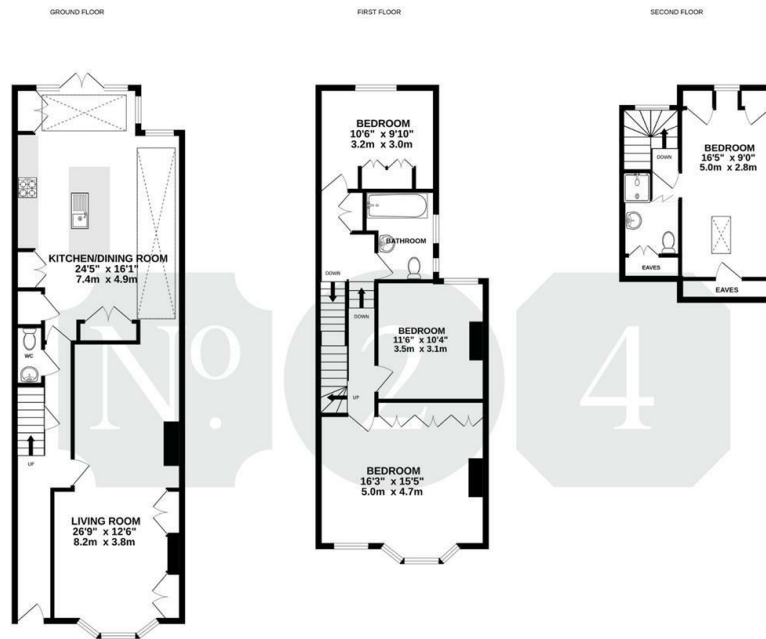












TOTAL FLOOR AREA: 1627sq.ft. (151.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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