Bristol Gate, Brighton, BN2 5BD

Approximate Gross Internal Area = 337.1 sq m / 3628 sq ft
Annexe = 22.3 sq m / 240 sq ft
Total = 359.4 sq m / 3868 sq ft

N

Annexe
(Not Shown In Actual Location / Orientation)

Studio Room
4.71 x 4.63
(15'5 x 15'2)

Eaves
Bedroom
3.11 x 3.00
(10'2 x 9'10)
Dn
Loft Studio
6.29 x 6.15
(20'8 x 20'2)
Eaves
Walk In
Wardrobe

Second Floor

Conservatory
3.87 x 2.82
(12'8 x 9'3)

Store

Store

Living Room
5.60 x 5.43
(18'4 x 17'10)

Dining Room
5.19 x 4.20
(17'0 x 13'9)

Utility
Room

Up

Study
4.46 x 3.65
(14'8 x 12'0)

Pantry

Kitchen
4.19 x 4.10
(13'9 x 13'5)

Family Room
5.06 x 3.88
(16'7 x 12'9)

IN

Ground Floor

Master Bedroom
5.69 x 5.64
(18'8 x 18'6)

Dn

Bedroom
5.17 x 4.18
(17'0 x 13'9)

Bedroom /
Dressing Room
4.57 x 3.70
(15'0 x 12'2)

Up

Bedroom
4.20 x 4.10
(13'9 x 13'5)

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

John **Hilton**

Total Area Approx 3628.00 sq ft

'Downlands', 14 Bristol Gate, Brighton, BN2 5BD

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151   or   sales@johnhiltons.co.uk

Guide Price £1,500,000-£1,750,000
Freehold

'Downlands', 14 Bristol Gate Brighton, BN2 5BD

*** GUIDE PRICE £1,500,000-£1,750,000 ***

This remarkable, six-bedroom, detached Edwardian residence offers flexible living to a suit a variety of lifestyles, in a hilltop location with stunning 180-degree views across Kemp Town and the sea beyond.

This quiet, no-through-road culminates in a footpath leading to a park and is just 5-10 mins' walk from beaches with cafe bars, yoga centre and Brighton Marina, 5 mins from Kemp Town village amenities and just 2 mins from the Royal Sussex County Hospital. Good local schools include St Luke's Primary and Brighton College, with its Prep School a stroll around the corner without crossing any roads, and there are direct trains to Gatwick and London from Brighton Station which can be reached in approx. 7 mins by cab.

The large south-facing rear garden offers an open aspect which is mainly lawned with an array of lovingly-designed shrubs delivering flowers, blossom, herbs, fruit and vegetables to the family table. For al-fresco entertaining, a (plumbed in) outdoor kitchen, BBQ and seating area boast sweeping views across the garden, all framed beautifully by the sea. Electric points and lighting make for outdoor hosting to impress. There is also a self-contained annexe with en-suite, which can be accessed externally via the side entrance, and off-street parking for multiple vehicles.

Substantial in size with 337.1 square meters (3628 sq. ft) of internal accommodation, with beautifully presented and generously proportioned rooms on three floors and lots of natural light flooding in through many of the bowed windows.

The ground floor has an easy flow with the high-spec kitchen partially open-plan to the dining room, which feels like the hub of the home and connects to the family room and utility area which leads on to a covered passageway ideal for storage of bikes, paddleboards, etc.

On the first floor there are two quiet, comfortable and well-sized bedrooms with easy access to the family bathroom and second WC. The principal bedroom enjoys impressive, elevated views from the bow window at the rear and connects to a further bedroom, currently used as a dressing room with space and potential for an en-suite.

The top floor offers picture perfect panoramic views, particularly from the Velux Cabrio® balcony which opens out from the landing. This level would make an ideal guest suite or teenager's retreat with a living area, walk-in wardrobe and spacious en-suite with both a bath and a shower.

A 15/20-minute stroll along the seafront will take you to the picturesque cultural heart of our famous coastal resort or to the waterfront restaurants of the Marina, while nearby Eastern Road leads to the Royal Pavilion and the creative North Laine district. The A27/A23 road networks can be reached in approx. 20 mins providing easy access to Lewes/London and the South Downs National Park.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Council Tax Band: G

- Stunning Six-Bedroom Detached Edwardian House
- 337.1 sq meters (3628 sq. ft)
- Substantial South-Facing Garden
- Remarkable Panoramic Sea Views
- Self-Contained Annexe
- Off-Street Parking
- Beautifully Presented
- Top Floor Guest Suite
- Close to Brighton College
- Walk to Kemp Town Village & Beaches

John**Hilton**