



Walesbeech Road, BN2

£800,000

**ASTON
VAUGHAN**

INTRODUCING

Walesbeech, BN2

5 Bedrooms | 3 Bathroom | 2 Reception

Offering approximately 2,107 sq ft of beautifully designed and versatile accommodation, this impressive contemporary home presents a rare opportunity to purchase a substantial family property in one of the area's most desirable roads. Ideally situated within easy reach of the beach, local amenities and bus services, the property combines stylish modern living with excellent energy-efficient features, including an air source heat pump, solar panels and underfloor heating, helping to keep running costs to a minimum.

Upon entering, a welcoming hallway provides access to the upper floors and leads through to the heart of the home: a stunning open-plan kitchen and living area. Generously proportioned and filled with natural light, this impressive space has been thoughtfully designed to accommodate both everyday family life and entertaining. The contemporary kitchen offers an extensive selection of integrated appliances, complemented by a striking central island featuring a distinctive orange glass worktop and matching side panel. The adjoining living area benefits from underfloor heating and wide bi-fold sliding doors, which open onto the rear garden and allow the space to flow effortlessly outdoors.

Further ground-floor accommodation includes a practical utility room with fitted storage, a sink and space for laundry appliances. There is also a dedicated home office or study with a sink and west-facing window, together with an additional versatile room that can be adapted to suit a variety of needs. A modern cloakroom with a white suite is conveniently positioned off the hallway, while internal access to the integral garage adds further everyday practicality.

Outside, the property benefits from a block-paved driveway providing off-road parking for up to three vehicles, alongside access to the integral garage, which features an electric roller door and side window. The front garden is level and neatly landscaped, with established planting and enclosed boundaries. To the rear, a private and enclosed garden provides an attractive space for relaxing or entertaining, with a level composite patio directly accessible from the main living area leading onto a lawn. Walls and fencing provide a good degree of privacy, while side access is available on both sides of the house. Additional external features include an outside tap, power points and an electric vehicle charging point on the driveway.





The first floor accommodates four well-sized double bedrooms, offering comfortable and flexible family accommodation. Three of the bedrooms benefit from double doors opening onto balconies, with two providing access to an impressive 22ft balcony enjoying far-reaching views. A third bedroom features a west-facing Juliet balcony, allowing additional natural light into the room. The principal bedroom is particularly appealing, with a dedicated dressing area incorporating bespoke fitted storage and access to an elegant en-suite shower room. The en-suite features a double shower, contemporary white sanitaryware and clean, modern finishes. A spacious family bathroom completes this floor, fitted with a bath, separate shower enclosure and a coordinated white suite.

Occupying the second floor is further adaptable accommodation, beginning with a generous galleried landing illuminated by a Velux roof window. This area offers excellent potential for use as a secondary workspace, reading area or cosy seating nook, with additional storage available within the eaves. A further double bedroom, also benefiting from a Velux window, is served by a well-appointed shower room finished to the same high standard as the rest of the property.

Combining generous accommodation, contemporary styling and impressive environmental credentials, this outstanding home offers a particularly appealing blend of comfort, practicality and modern efficiency in a highly desirable location. With its flexible layout, quality finishes and proximity to the coast and everyday amenities, it represents an excellent opportunity for buyers seeking a distinctive and well-appointed family home.





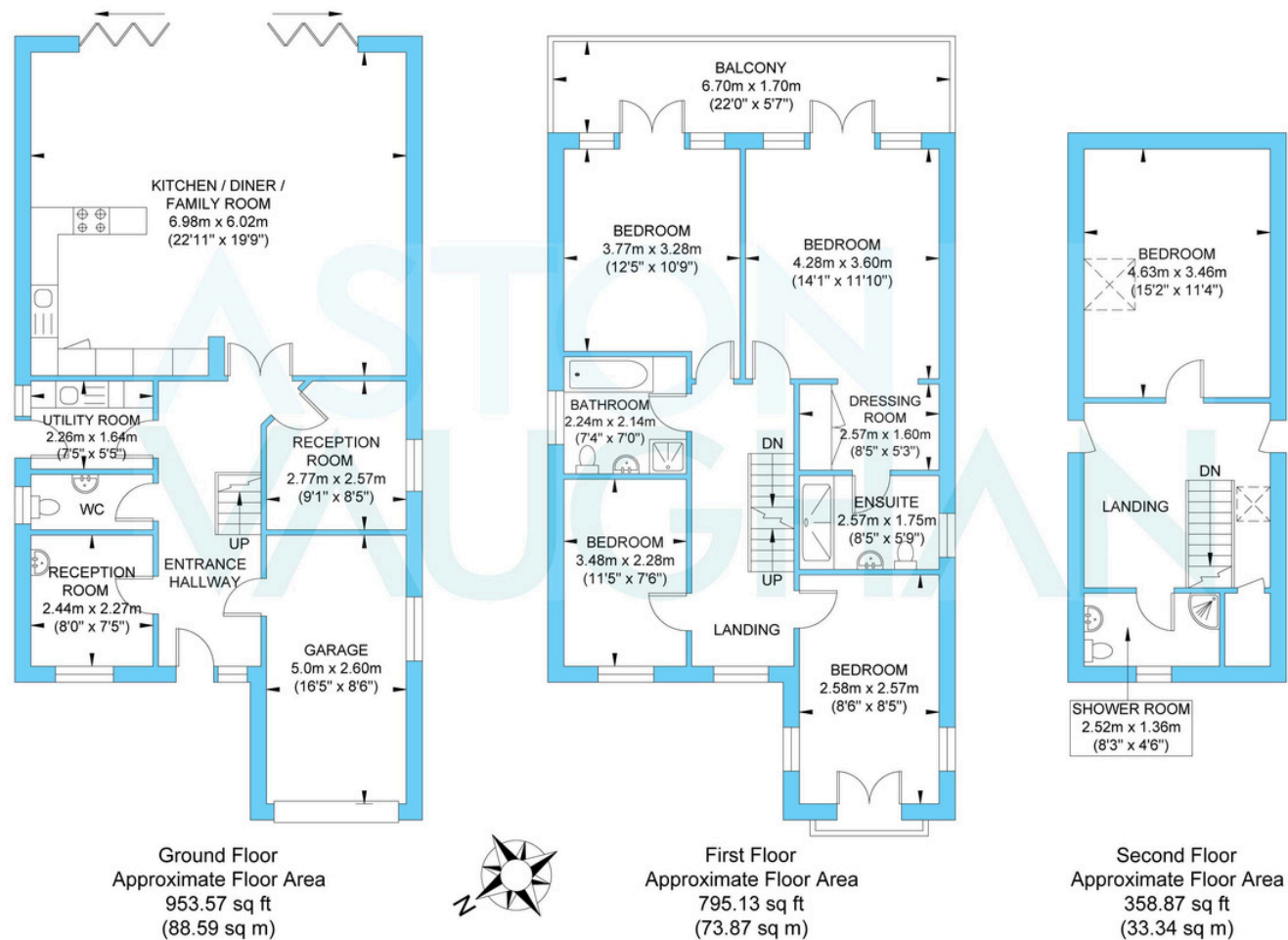






Good to Know:

Saltdean is a leafy coastal suburb on the outskirts of the city; built around the stunning, Grade II listed, Deco lido which has recently been fully refurbished. Quietly located in the thriving community, with its local schools, shops, cafes and restaurants, this bright and spacious chalet house allows you to enjoy the coast and the countryside in equal measure. On the doorstep of Brighton & Hove's city centre, with easy access to Gatwick and London over Falmer Road to the A27/A23, this is also a great location for those needing to travel further afield.



Approximate Gross Internal Area (Including Garage) = 195.80 sq m / 2107.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.