

Downsview Avenue, BN2

£600,000 - £625,000

ASTON VAUGHAN

INTRODUCING

Downsview Avenue, BN2

3 Bedrooms | 2 Bathroom | Large garden with beautiful views

A home like no other. Set in an enviable position overlooking open countryside adjoining the South Downs, this beautifully presented and thoughtfully extended chalet bungalow offers a rare combination of exceptional views, versatile accommodation and a truly outstanding rear garden.

Extended and finished to a high specification, the property has been cleverly designed around its surroundings, with the principal living accommodation positioned on the first floor to make the most of the spectacular outlook. Large windows flood the open-plan living space with natural light, creating an impressive contemporary kitchen, dining and sitting area that forms the heart of the home.

The ground floor provides excellent flexibility, centred around a luxurious principal bedroom suite. The generous principal bedroom benefits from a walk-in dressing room and stylish en-suite bathroom, while a further bedroom is currently arranged as a spacious games room. This versatile room could readily be divided to create two separate bedrooms providing the potential for four bedrooms overall.

A useful utility room and separate shower room complete the principal accommodation.

The first-floor open-plan living space is particularly impressive. The contemporary kitchen features a substantial central island/breakfast bar, integrated appliances and extensive work surfaces, while the adjoining sitting and dining areas enjoy expansive views across the surrounding countryside.

The design of the upper floor incorporates a striking series of architectural windows beneath the chalet roofline, complementing the larger picture windows overlooking the landscape. The result is a bright, spacious and highly individual living environment.








WELCOME TO
ROYSTON VASEY
YOU'LL NEVER LEAVE
IMPOSSIPUZZLE
PHOTOMOSAICS
SOUTH PARK
PINK FLOYD
LIVE AT THE RAINBOW THEATRE
FEBRUARY
1972
THE DARK SIDE OF THE MOON TOUR
Articulate!
Articulate! Christmas
MASTER MIND
Mühldorf a. Inn

Throughout the property there are numerous bespoke touches and quality finishes, including parquet flooring, extensive recessed lighting and additional insulation.

Further features include a Hive smart heating system and an external electrical socket suitable for charging a plug-in hybrid/electric vehicle.

The property also benefits from a substantial detached shed/workshop, offering considerable additional storage and workspace.

The rear garden is undoubtedly one of the property's standout features and has been lovingly designed to create a series of distinct, landscaped areas.

A generous lawn provides an excellent central entertaining and recreation space, complemented by established planting, mature borders and a number of thoughtfully created garden rooms. There is a particularly attractive wild garden area, currently home to the owners' beehive, adding an appealing sense of nature and biodiversity.

A planted koi pond with waterfall creates a tranquil focal point, while a bespoke timber arbour with established wisteria provides a charming sheltered seating area. A raised deck immediately adjoining the house offers an ideal place for outdoor dining and entertaining.

To the side is a further travertine limestone-paved terrace, providing additional seating and entertaining space.

The garden is enclosed and private, with a wonderful balance of formal landscaping and more natural areas, making it as attractive as it is versatile.































Good to Know

Shops & good school 3 mins radius
Central Brighton (the Level) 10-15 mins drive
Country walks 2 min
Rottingdean High Street & beach 8 mins
Brighton Marina 10-12 mins by car
Falmer Station about 10 mins, Brighton 15-20 mins

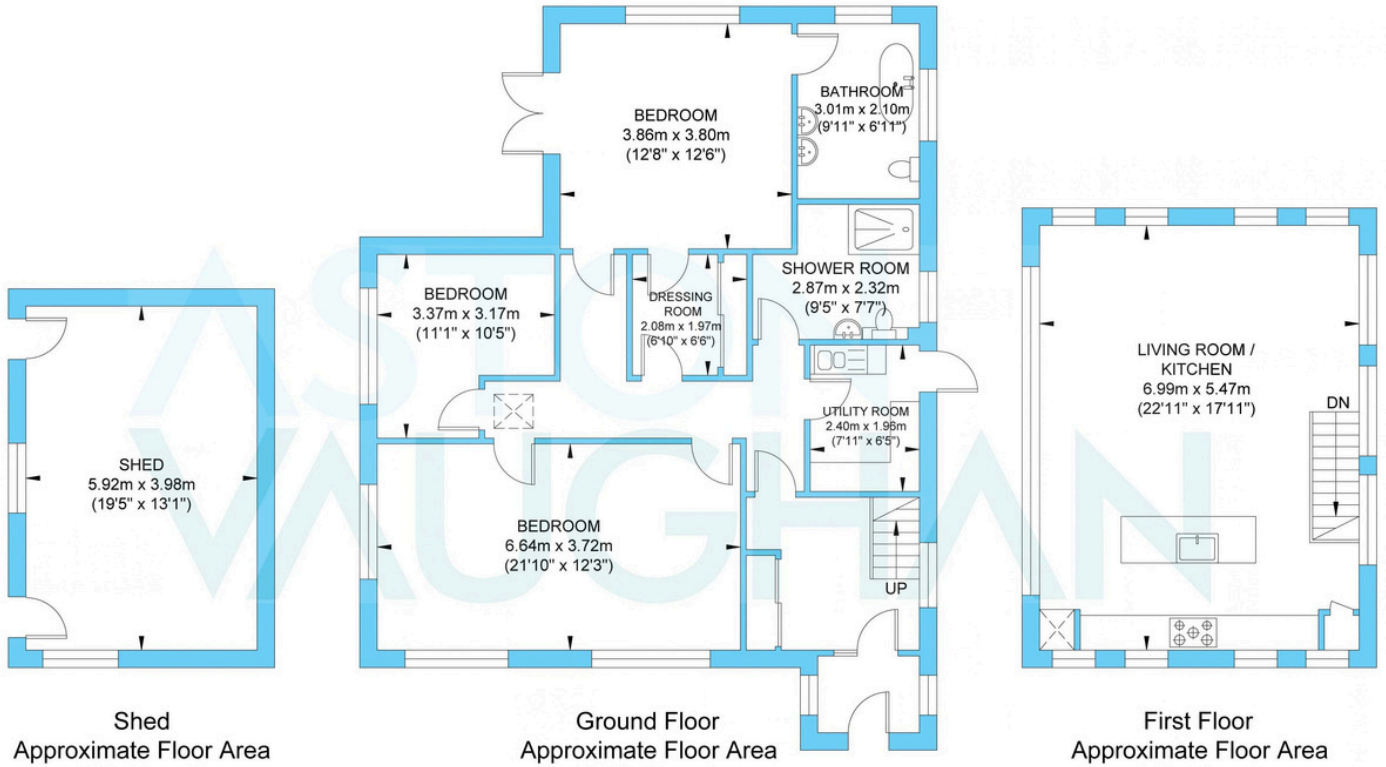
Education

Woodingdean Primary, Rudyard Kipling Longhill High School Longhill 6th Form, MET, BIMM, BHASVIC Private Schools: Brighton College, Roedean, Brighton Waldorf,

Location

Surrounded by countryside and close to the sea Woodingdean is a sought after area tucked away but with easy access to Brighton, Lewes, Gatwick and London. Professionals, families and investors love it as shops, cafes and restaurants are nearby and local schools are good. There's easy access to a park and open downland walks whilst the picturesque coastal village of Rottingdean is on the doorstep. The waterfront restaurants, health club and cinemas of the Marina are a 10-15 minute drive, Brighton & Hove's an easy commute (e.g. The County Hospital is about an 8-10 minute drive) and there's a regular bus service to Brighton, the university at Falmer, as well as Lewes or Seaford. Its proximity to the A27 and A23 – out of hearing- is great for those needing to reach the universities, airports or motorways quickly and Brighton's train station, with its fast, direct links London and Gatwick is closer than you think via Elm Grove or Warren Road.

Downsview Avenue



Shed
Approximate Floor Area
253.59 sq ft
(23.56 sq m)

Ground Floor
Approximate Floor Area
1035.16 sq ft
(96.17 sq m)

First Floor
Approximate Floor Area
411.61 sq ft
(38.24 sq m)

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Approximate Gross Internal Area (Excluding Shed) = 134.41 sq m / 1,446.77 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.