



## Summary

An exceptional and substantial detached period residence, positioned within one of Brighton's most prestigious residential roads. Set well back from Withdean Road behind electric gates, this impressive home enjoys a wonderfully private and quiet setting, surrounded by mature trees, established planting and beautifully maintained grounds.

- Approximately 11,148 sq ft of substantial accommodation
- Nine bedrooms within the main residence
- Exclusive Withdean Road address
- Set behind electric gates with carriage driveway
- Impressive central lawn and water fountain approach
- Indoor swimming pool complex with sauna and Jacuzzi
- Private cinema room and separate oak library
- Self contained annexe above the garage
- Beautifully landscaped grounds with exceptional privacy
- Moments from Preston Park station with direct London links





## Description

Approached via an impressive carriage driveway with a central lawn and fountain, the property immediately creates a real sense of arrival. This is a home of significant scale and presence, offering approximately 11,148 sq ft of accommodation, including a separate annexe above the garage, extensive reception space, nine bedrooms, a private cinema room, indoor swimming pool complex and beautifully landscaped gardens.

Internally, the property blends period character with modern family living. The entrance hall sets the tone with solid wooden doors, stone detailing, wooden flooring and a striking staircase. From here, the accommodation flows into a collection of generous reception rooms, including an impressive main lounge with a beamed ceiling and wood burner, a formal dining room, further sitting room and a private study overlooking the grounds.

The kitchen and breakfast room forms the heart of the home. Beautifully proportioned and flooded with natural light from the large glazed roof lanterns, it provides an excellent space for family life and entertaining. Bi folding doors open directly onto the rear garden, creating a superb connection between the house and its outdoor space.

One of the standout features of 15 Withdean Road is the indoor leisure complex. The swimming pool room provides an outstanding space for year round enjoyment, complemented by a sauna, Jacuzzi, shower and changing facilities, together with a poolside seating area and adjoining games room.

The first floor offers a magnificent level of bedroom accommodation, with a galleried landing and a series of large double bedrooms, many of which benefit from en suite bathrooms. The principal bedroom suite is particularly impressive, with generous proportions, his and hers bathrooms and a large bespoke dressing room.

On the top floor, the house continues to impress with a spacious private cinema room, complete with fitted projector and screen, along with a beautiful oak library beneath a glazed atrium, creating a peaceful and characterful retreat.

In addition to the main house, there is a self contained annexe positioned above the garage, ideal for extended family, guests, staff accommodation or older children seeking independence.

The grounds are a major part of the appeal. Lawned gardens extend around the property, framed by mature trees and established borders, providing excellent privacy and a superb setting for entertaining, relaxing and family life. The scale of the plot, the carriage driveway and the impressive frontage make this a truly rare home within the city.

A truly outstanding family residence of significant scale, privacy and character, offering one of the finest homes on Withdean Road.



## Location

Withdean Road is one of Brighton's most desirable addresses, known for its substantial homes, leafy setting and excellent access into the city. Preston Park station is within easy reach, providing direct links to London, while Brighton city centre, Hove, the seafront and a wide choice of shops, cafes and restaurants are all easily accessible. The area is also well placed for a number of highly regarded schools, including Brighton College, Roedean, Windlesham and Lancing College Prep.



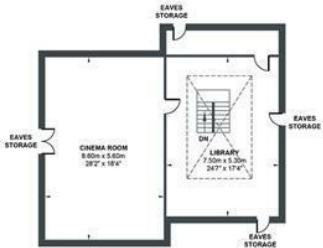


**FOSTER**  
**& CO.**



# WITHDEAN ROAD

Approximate Gross Internal Area = 1035.69 sq m / 11148.07 sq ft  
 Illustration for identification purposed only, measurements are approximate, not to scale.



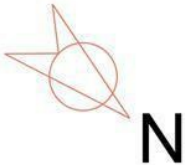
**SECOND FLOOR**  
 Approximate Floor Area  
 1025.80 sq ft  
 (95.30 sq m)



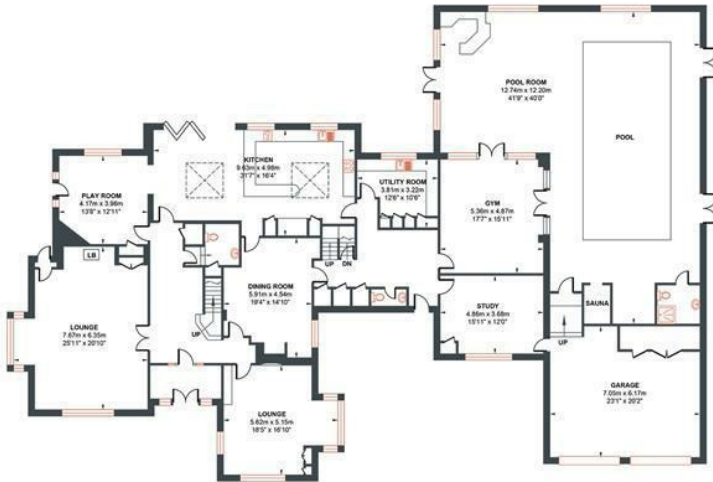
**GROUND FLOOR**  
 Approximate Floor Area  
 352.41 sq ft  
 (32.74 sq m)



**FIRST FLOOR**  
 Approximate Floor Area  
 389.0 sq ft  
 (36.14 sq m)



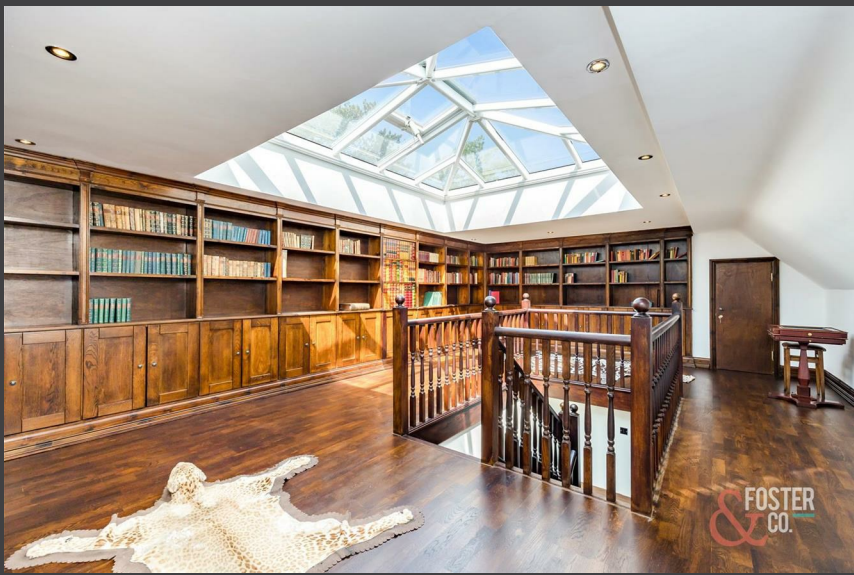
**LOWER GROUND FLOOR**  
 Approximate Floor Area  
 153.92 sq ft  
 (14.30 sq m)



**GROUND FLOOR**  
 Approximate Floor Area  
 4836.54 sq ft  
 (449.33 sq m)



**FIRST FLOOR**  
 Approximate Floor Area  
 4390.35 sq ft  
 (407.88 sq m)



Disclaimer: Prospective purchasers are advised that these sales particulars are intended as a general guide. No detailed survey has been undertaken and any floorplans provided may not be to scale. If there are specific factors that may influence your decision to purchase, we strongly recommend contacting us prior to arranging a viewing.

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