



Withdean Road, BN1
Guide Price £1,600,000

ASTON
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INTRODUCING

Withdean Road,

4 Bedrooms | 4 Bathrooms | 2 Reception Rooms 2733 Sq Ft | Rear garden and sun terrace

Built into the hillside of Preston Valley in Withdean, this contemporary detached home is breathtakingly beautiful with exceptional views on all sides. An architectural masterpiece, it is split over five distinct levels which offer versatile living spaces ideal for both entertaining and family time. With four double bedrooms, each one with a bathroom, and two vast entertaining areas, this luxurious home considers form and function at every turn. Professional interior design has ensured this house feels like a home, using natural materials to add warmth and interest to each space while remaining on trend.

Not only is this house exquisitely styled, but it conforms to the highest eco specifications for sound and heat insulation, and energy consumption. It has solar roof panels and energy efficient windows, so it is an economic home to run, with ample glazing ensuring natural warmth. Architectural planting and landscaping have created a tranquil garden oasis which becomes a seamless extension of the home during summer, while an upper sun terrace offers another sociable space with views across the city in the east.

While it is peaceful and private inside, it sits in a central location so it remains well-connected to the city by road, train or on foot, or you can reach the beach or the South Downs in less than 10 minutes by car. The local schools are amongst the best in the city with several highly acclaimed private schools also nearby, plus the commute to London is less than an hour door to door with a private cut-through to Preston Park Station. For families and professionals looking to live in a bespoke, luxurious home in this cosmopolitan coastal city – this house needs to be seen to be admired.

Winding its way up through the western side of Preston Valley; through a colourful array of mature trees and gardens, Withdean Road is characterised by substantial, architectural homes such as this one. Its Modernist style sits in happy contrast with the organic lines of nature which surround it, making it feel a million miles from urban life, while in reality, the city is just 10-minutes



Virtually Staged



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As one of a pair, this property sits slightly lower than the road, nicely screened by secure timber gates and a front driveway. The house has Cubist features using clean lines, white render and charcoal frames around ample glazing which can be found on both sides to fill the home with natural light. Stepping inside, the fine quality finish and scale of the property become apparent, inviting you to explore further.

One thing is patently clear when you enter this property: no expense has been spared in the quality of finish and the design is exceptional: maximising the space, light and views available. This can be seen as you step down the open tread, limed oak stairs to the galleried landing, looking down to the open plan kitchen, dining room and family space which in turn looks out to the glorious garden terraces. A full corner of bi-folding doors opens up to link the room with the upper terrace, ideal for dining alfresco as the weather warms, while in winter, they frame farreaching views across the city below open skies.

Large scale, urban grey ceramic floor tiles brighten this room further and complement the streamlined, German designed kitchen beautifully. The architect decided upon natural stone hues and mineralised metallics for the cabinetry to give the space timeless appeal, which were paired with Silestone worktops for a high-quality and hardwearing finish. Within these, the dishwasher, full height fridge, full height freezer, double Smeg ovens, a Smeg dual microwave and warming drawer have been integrated, while the induction hob with downdraft, worktop extractor fan has been fitted within the island. This is lit from above by Tom Ford pendant lighting which are also found above the dining area and will be staying.

Entirely open plan, but cleverly zoned, this floor provides the perfect balance between home comforts and a luxury lifestyle. The double height aspect of this voluminous room gives the space a sense of drama and invites entertaining – yet it is also practical for families to come together without feeling on top of one another.

Ideal for families looking for a low maintenance space to be enjoyed by all, the garden is laid with faux grass to include a basketball pitch and basket. Tall fencing allows for complete privacy while ensuring the ball stays in the garden, with parents able to enjoy the upper terrace while looking down on the game. The views are exceptional from wherever you are sitting and from the upper level these take you over the city which lights up at night below starry skies. During the day it has an open and unimpeded southerly aspect, so is a real suntrap and offers the ideal climate for many types of plant. Close to the kitchen, the lower terrace has ample space for dining alfresco, while the upper terrace is ideal for sundowners or morning coffees. While it is a fairly low maintenance space, there is plenty of opportunity for the green fingered to create colourful, scented beds of flowers or a kitchen garden as there is a hidden potting area and shed for tools on the lower level.





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From the galleried landing above the open plan kitchen, there is a useful utility room with space and plumbing for two machines, a small sink unit and plenty of storage for cleaning products. This is nicely tucked away and ensures that the rest of the house remains undisturbed when the machines are in use.

Also on this floor, bedroom four is a peaceful double room, but it is a versatile space which has been used as a gym or home office in the past. There is also space on the landing for a desk should you wish for a lovely view where you work. Next door is the first of the bespoke bathrooms. Ash-wood effect ceramic tiles run from the floor and up the walls into the rainfall, wet-room shower, and while there is underfloor heating, there is also a heated rail for towels.

From the entrance hall, the sitting room spans the rear of the house above the kitchen and dining room, but also spans its depth, forming a large L-shape. This is another social space with full height windows opening to the upper terrace, but it is also a room with space for quiet contemplation and relaxation. There is an area for reading or working, while comfortable sofas sit around the hologram fire which creates atmosphere to wintery evenings. Triple aspect, this room is naturally light, yet it feels homely too and is completely private on both sides.

Soft carpeted and up-lit stairs rise to the first-floor galleried landing with a glass balustrade looking down to the entrance hall so you can welcome guests from above. From here there are two generous double bedrooms, including the first principal suite and the family bathroom. Bedroom three is a comfortable double with charming views over mature trees and gardens, but the room is not overlooked by neighbouring homes.

Across the hall, the second individually designed bathroom feels urban with textured concrete wall tiles for a minimalist feel and the Duravit sanitaryware uses clean, linear forms to complement. There is a generous bath, and a wall hung vanity unit with a basin inlaid and streamlined storage ensures the room is clutter free.

Another substantial room, the minimalist style continues using shades of grey for both the carpet and walls which allows the colourful artworks to take centre stage. There are two sets of deep, built-in wardrobes with ample clothes storage for two, so there is very little need for freestanding furnishings. This room has an exceptional en suite bathroom, again with Duravit sanitaryware and cabinetry which includes a dual wall hung basin with vanity unit and a double width wet-room shower. There is a contemporary freestanding bathtub with a waterfall tap, plus floor lights to set the mood

A further flight of stairs leads up to the second bedroom suite which spans the entire second floor. Even with a king or queen bed, the floor space is not compromised as there another set of mirrored built-in wardrobes. Again, the en suite is larger than most and has been uniquely designed for the space. It has



Vendors' Comments:

"What an incredible space to live!! It was the sense of space and the incredible wow-factor you get when you enter the main reception room, looking out to the garden and the view which had us sold from the moment we saw it. We have enjoyed entertaining here, but we have also just enjoyed the quiet times as it is a very practical home to live in too. It has been beautifully designed, and it feels both private and homely, yet the location is incredibly convenient with the station just 10-minutes away on foot."

Education:

Primary: Westdene Primary, Stanford Schools

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Sixth Form: BHASVIC, Varndean College, Newman College

Private: Brighton College, Lancing College, Brighton and Hove Schools for Girls, Windlesham Prep.

Good to Know:

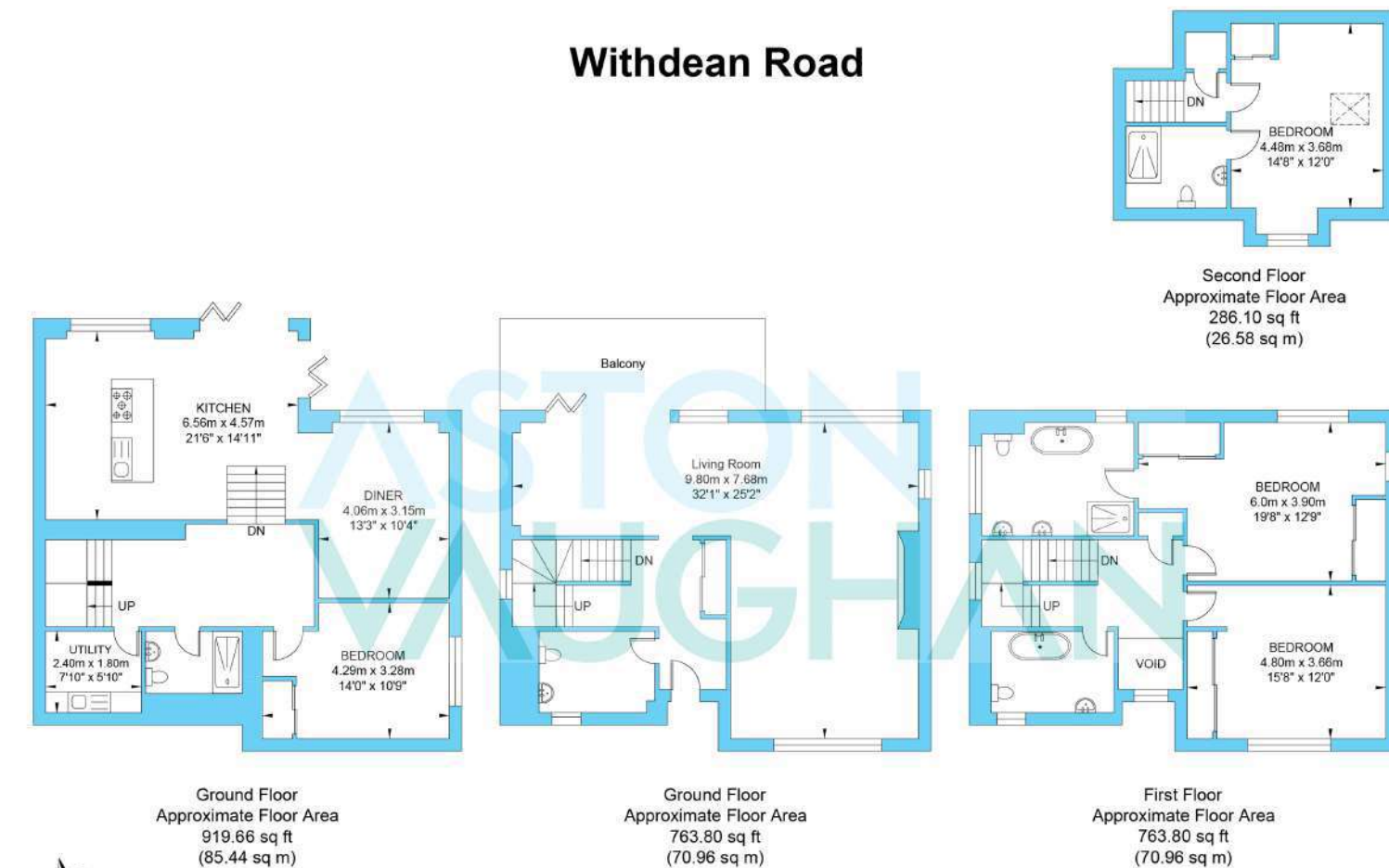
This elegant home enjoys easy access to local green spaces, with the South Downs on your doorstep and both Withdean Park with its puppy park and Preston Park nearby, hosting an array of events during the Brighton Festival and throughout the summer months. For ramblers, golfers, cyclists and those with a love for nature, the Downs offer exceptional views, a plethora of foodie pubs and fantastic walks to explore.

The city centre shopping districts and beach are also within easy reach with several buses stopping on both Dyke Road and London Road, plus the A23 and A27 are fewer than 5-minutes by car with direct and fast access along the South Coast or to the airports and London. Preston Park Station is also within walking distance with direct trains into London Bridge and Victoria for the London commute.



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Approximate Gross Internal Area = 253.94 sq m / 2733.38 sq ft

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