



The Drove, BN1
£650,000 - £700,000

ASTON
VAUGHAN

INTRODUCING

The Drove, BN1

3 Bedrooms | 3 Bathroom | 2 Reception Rooms

Nestled in the highly sought-after area of The Drove, Brighton, this exceptional two-bedroom house presents a rare opportunity to acquire a meticulously renovated and extended home. Offered for sale at a fixed price of £650,000, this property has been thoughtfully transformed over the years to create a living space that prioritises natural light, modern comfort, and seamless indoor-outdoor integration.

Upon entering, you are immediately struck by the expansive, open-plan reception area. This generous space is designed for contemporary living, featuring a sleek, minimalist kitchen that is both stylish and highly functional. Complementing the kitchen is a convenient walk-in pantry, providing ample storage and keeping the main living area uncluttered. The design ensures a fluid transition between cooking, dining, and relaxation, making it perfect for entertaining or quiet evenings at home.

A standout feature on the ground floor is the charming garden room. This versatile space, bathed in natural light, offers a tranquil retreat and boasts double doors that open directly onto the beautifully tiered garden. This thoughtful design allows for an effortless connection to the outdoors, enhancing the sense of space and bringing the garden's serenity inside. The tiered garden itself provides a private oasis, ideal for al fresco dining, gardening, or simply unwinding amidst nature.





KIDICAL
MASS
HOVE





The property's commitment to maximising natural light is evident throughout. Large windows are strategically placed to capture sunlight at every opportunity, creating bright and airy interiors. Furthermore, bi-folding doors in key areas truly bring the outside in, blurring the lines between the internal living spaces and the external environment, particularly beneficial during warmer months.

Despite its central Brighton location, this home offers an incredible sense of privacy. Mature surrounding trees create a natural screen, ensuring a secluded and peaceful environment that is rarely found in such a vibrant urban setting. This unique combination of central convenience and tranquil seclusion makes it an ideal residence for those seeking the best of both worlds.





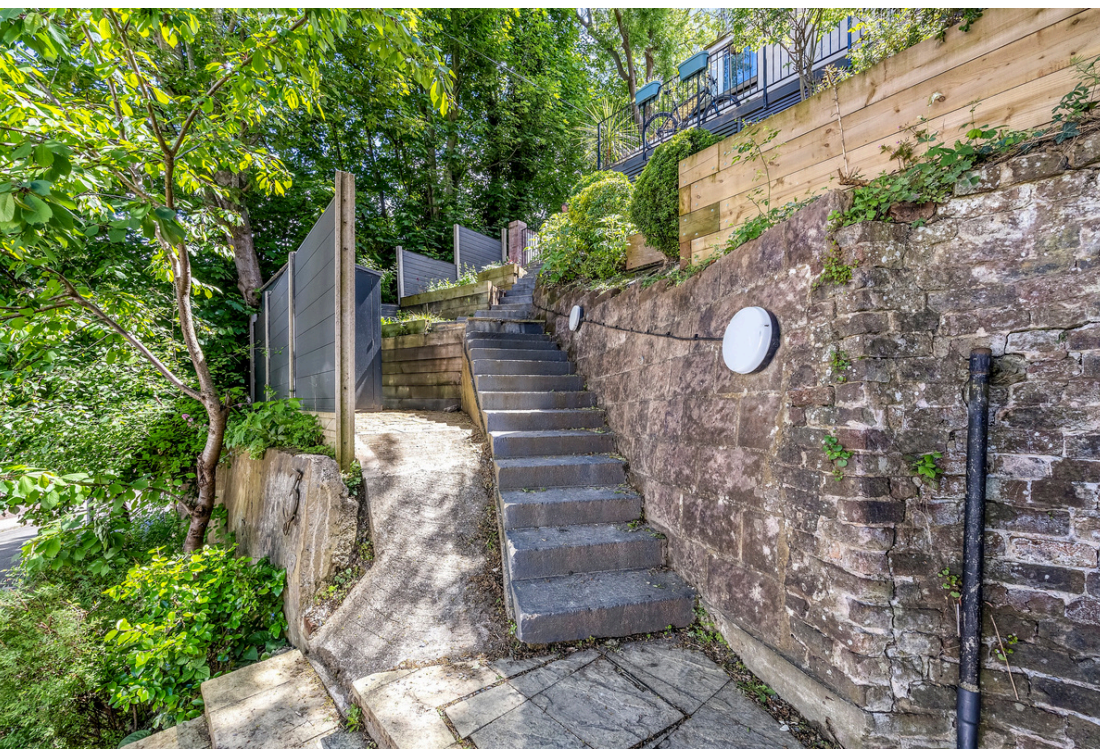


Ascending to the upper level, the master bedroom benefits from a cleverly designed Jack and Jill style en suite bathroom. This arrangement offers both convenience and a touch of luxury, serving the master bedroom whilst also being accessible. The elevated position of the house is another significant advantage, allowing it to capitalise on the abundant natural light and offering pleasant views over the surrounding area.

This property represents a superb opportunity for discerning buyers looking for a modern, light-filled home that has been finished to an exceptionally high standard. Its thoughtful design, extensive renovations, and prime location make it a truly desirable offering in the Brighton market. Early viewing is highly recommended to fully appreciate the quality and charm of this remarkable home.





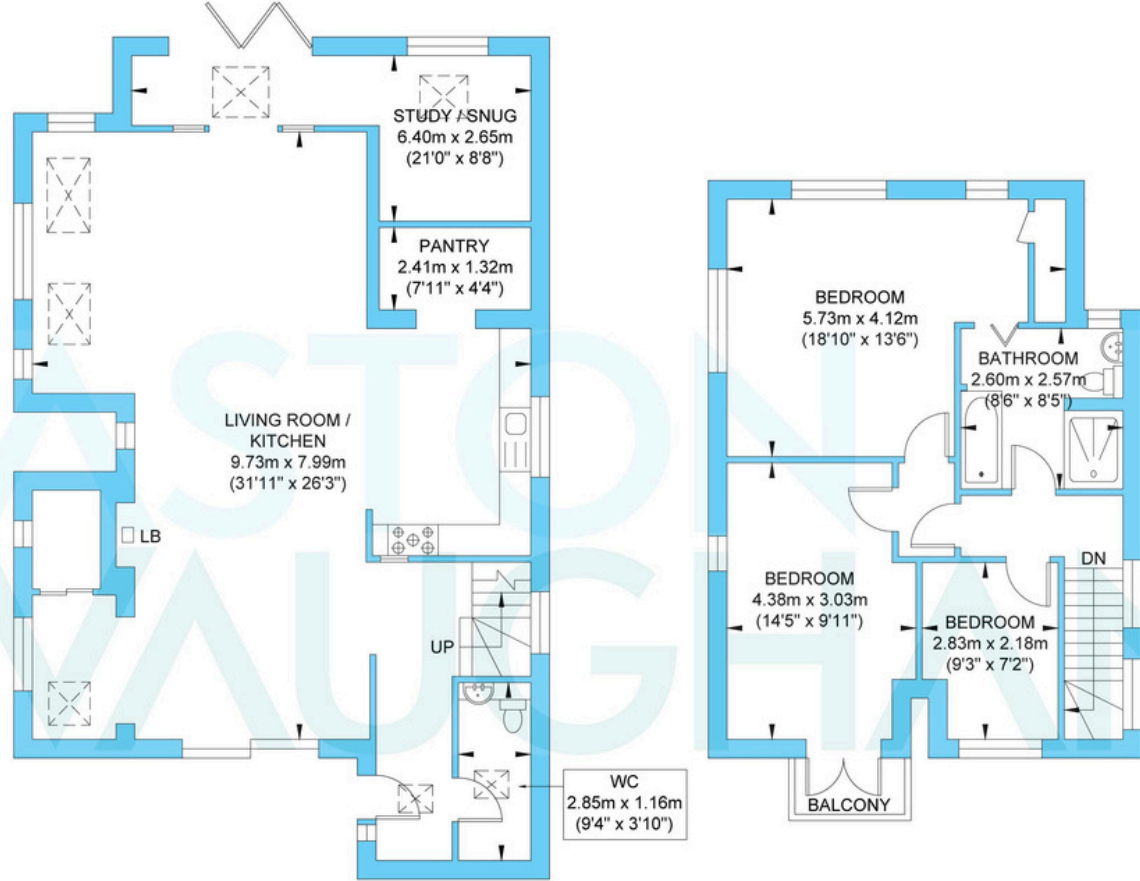




The Drove

Education:
 St Bernadette's R.C. 3 drive, Stanford Infant 3 mins
 Varndean High School, Dorothy Stringer 5 mins by car
 Varndean 6th form 6 mins drive, BHASVIC 4 mins, buses 12, 20 walk
 Private Schools: Windlesham Prep, Lancing College Prep, Bilingual, Brighton College, Brighton Girls,

Good to Know:
 5 mins walk to Preston Park Station with local shops, cafés and bistro pubs in the Village, this area has a community feel with a choice of parks and good schools, state and private, easy to reach. Away from the tourists who flock to our famous coastal city, this house is between Dyke Road's Park with tennis courts, open air theatre, playground and café, and Preston Park's velodrome, sports facilities, fun runs and football clubs – although there are also other parks to explore as well! Local bus routes go along both Dyke Road and London Road to the South Downs National Park or the beach, and you can get to the whole of the city including the lively arts venues and shopping of North Laine at the level easily. If you commute by car, both the A23 and A27 are easy to reach.



Ground Floor
 Approximate Floor Area
 945.28 sq ft
 (87.82 sq m)

First Floor
 Approximate Floor Area
 561.66 sq ft
 (52.18 sq m)

Approximate Gross Internal Area = 140.0 sq m / 1506.94 sq ft

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