



The Close, BN1

Guide Price **£800,000 - £825,000**

ASTON
VAUGHAN

INTRODUCING

The Close, BN1

5 Bedrooms | 2.5 Bathrooms | 2 Reception Rooms

10-15 minutes from the city centre, this private 5 bedroom semi-detached house with a garage and off street parking for several cars has a beautiful garden at the back, which is so large there is a glamorous dining deck, guest bedroom and high tech workshop within it as well as a playhouse and play area by a lit, heated pool which becomes a trampoline base/fire pit as required. On an exclusive, no through road just 4 minutes from an outstanding primary school and a playground, and 5 from good secondary schools and Preston Park Station with direct trains to Gatwick and London, inside has 182.6m² (1966 sq. ft.) of sun-lit rooms where no expense has been spared to create a uniquely stylish but comfortable home to the design of its owner, who ran a successful interior design company.

An elegant living dining room with a sleek gas fire opens to the west facing garden whilst at the heart of the home, the bespoke kitchen is safely away from the bi-folding doors of the breakfast/family room which lead to the leafy grounds. Skilful design has both a quiet study and a utility and cloakroom on the ground floor, whilst on the first floor, three quiet family bedrooms are ready to move into and the bathroom has a high end finish. At the top of the house, the principal bedroom suite is a stunner with a Juliette balcony looking over the garden at the back and open views at the front, whilst walls of opaque glass conceal a chic en-suite and a sensor lit wardrobe. This tranquil area is a well-kept secret, perfect for families and professionals with local shops and restaurants within a 3-5 minute radius, Withdean Sports Stadium and gym close by, and London Road will take you out to the South Downs National Park and A23/A27, or into central Brighton and its beaches within minutes.





A hidden gem on a gated cul de sac most people don't know is there, this attractive detached house has open views at the top which sweep to the South Downs National Park on the horizon, and it impresses from the smart off street parking at the front, to the sunny, landscaped grounds at the back – and there is also a separate garage with parking for guests in front of it nearby. Raised up from the quiet street at an angle to the other few homes, the expert design of this small family friendly development ensures privacy as well as uninterrupted light.

Inside, no expense has been spared in this dream home where meticulous attention to detail includes seamless extensions, a refurbishment of the roofs within the last 18 months, double glazing and installation of smart technology so you can control the lighting inside and out by remote, and both the garden office and workshop have wi-fi access.

Inside, a broad hallway with clean lines, contemporary oak doors and oak underfoot for an easy flow has abundant, organised storage tucked away and to one side, an extra guest bedroom/ occasional bedroom is light and inviting.



If its glamour that you're after, across the hall sunlight streams through the elegant living dining room with a broad bay window at the front and a west wall of glass which folds away to bring the outside in. Spanning an impressive 18.14m x 4m (26'8 x 13'1) this versatile space has a fashionable vintage reference in the designer paper, and airy in summer, this room transforms into a warm and welcoming refuge when you ignite the sleek gas fire (which has fitted seats to each side concealing storage) and turn on the garden lights and water feature by remote.

At the heart of the home, the high end kitchen is a stylish classic with unique custom made, industrial chic features including solid working surfaces, iron handles and copper and wood storage. A breakfast bar has a built in wine rack, the dishwasher is integrated, and both the Flavel multi-fuel range and black American style fridge freezer could stay, subject to circumstance. Finely tuned by an expert eye, the storage is sophisticated, the tap both boils and filters water and there is a fabulous, kick board vacuum to make life easy – and the thorough attention to detail continues in the adjacent utility room/cloakroom.

Designed to embrace the dynamic landscape of the garden and to celebrate family time as well as company, there's an open flow to the breakfast/family room which has 4.26m x 2.66m (14'0 x 8'9) to spread out into where a big table will help to encourage homework or where informal suppers can be enjoyed, where guests can relax in unusual seclusion and enjoy the garden, framed by floor to ceiling bi-folding doors.

A sunny paradise which is child and pet secure, the west facing garden is beautifully landscaped for an easy, al fresco lifestyle and to provide both sun and shade. Steps rise to a lit, sun deck terrace for dining in style which overlooks a large, level lawn with a central path leading past a play area and sunken pool with a lining and heater, which can be dismantled at the end of summer to become a safe trampoline area or a fire pit. By it, a play timber framed slide and swings are up for discussion, and a playhouse is attached to a high tech, insulated workshop with air conditioning and wi-fi.





With restful open views to the morning sun over the leafy Preston Valley, the first of the first floor bedrooms is a generous single with 2.78m x 2.60 m (9'1 x 8'6) to play with, and there are already built in wardrobes.

Across from it, a guest bedroom of 3.76m x 2.77m (12'4 x 9'1) offers comfortable accommodation and there is a store behind it as well as a shaded area for hammocks when work is done. where you can relax to the occasional rumble of electric trains as they approach Preston Park Station – just a few minutes' drive away.

Next door, a bright double bedroom is airy with a fantastic, lit wall and a whole wall of storage which includes a hidden workstation. At the back, the third double room looks over the garden, and again storage has been carefully considered with two areas provided, one with inset floor lighting.

Central to this level, a luxury bathroom has a VIP attitude with a dual head shower above the contemporary bath and twin hand basins which have sleek vanity drawers beneath.

Peaceful at the top of a private staircase, the principal suite is an inner sanctum, spanning an astonishing 35.8m2 (385 sq. ft.) from east to west with a Juliette balcony opening to birdsong and triple Velux to bring in a leafy vista with a glimpse of Downland by day and a distant, glittering cityscape at night. Warm coloured engineered oak conceals underfloor heat, designer paper obscures under eave access, and a wall of opaque glass screens sensor-lit wardrobe space and a chic en-suite with an oriental influence.

Owner's secret:
“As well as the beautiful views which change with the seasons, we have enjoyed the freedom of privacy whilst within easy reach of the sea, the city and the National Park. Light and airy, this has been a very happy family home which we have loved making our own – we even designed a lot of the lighting, which we are happy to discuss if you like them, and with so much space inside and out we were always able to welcome friends. Everything we need- schools, restaurants, cinemas as well as access to London Road for the A23/A27 are all within easy reach and if you have a dog or like jogging, we are close to Coney and Withdean Woods where you can enjoy the fresh air and leave the stresses of the day behind.”

Shops: Local including small supermarket 2 mins drive, city centre 10-15 mins
Train Station: Preston Park 6 to drive
Seafront or Park: Patcham playground, Withdean, Gatton and Preston Parks all within 6 mins, Seafront 15 mins













Closest Schools:

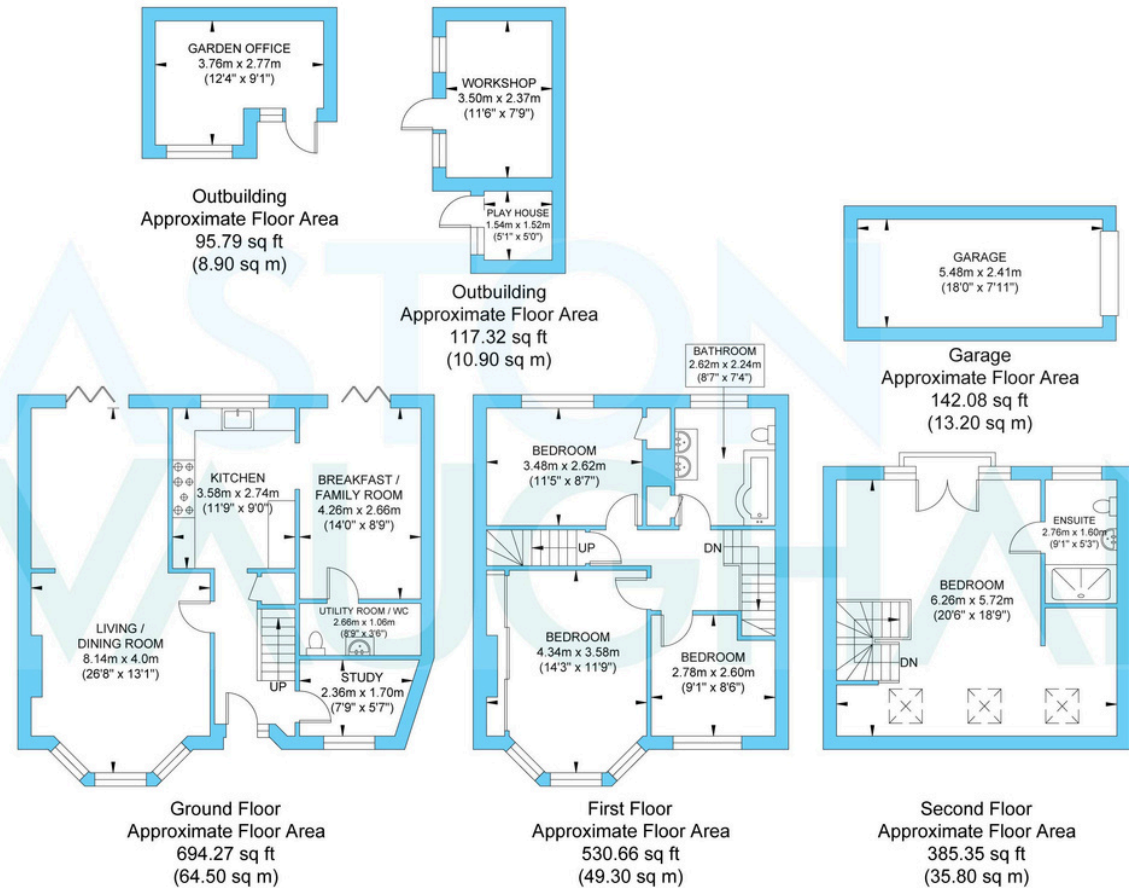
Primary: Westdene, Patcham Infant, Patcham Junior

Secondary: Patcham High, Varndean, Dorothy Stringer
Sixth Form: BHASVIC, Varndean

Private: Brighton College, Brighton & Hove High

Westdene is a sought after area of the city between the sea and the South Downs National Park. Although the thriving city centre's just minutes away, this leafy road is quiet with plenty of amenities nearby, local schools are good and there's access to some of the best private schools in the country, including Brighton College. Withdean Sports Stadium has a range of leisure facilities including a gym, tennis courts and athletic track, and it is surrounded by family and pet friendly parks with their own communities of joggers and dog walkers. Hove & Preston Parks are both a short drive, each with playgrounds and cafés full of local parents, and close by, Gatton Park is a well-kept neighbourhood secret! For those who need swift access to Gatwick or London, Brighton, Preston Park Station is easy to reach by bus or cab and access to the A23/ A27 is quick via London Road at the bottom of the hill.

The Close



Approximate Gross Internal Area (Excluding Outbuilding & Garage) = 149.60 sq m / 1610.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.