



Beaconsfield Villas, BN1

£1,500,000

ASTON
VAUGHAN

INTRODUCING

Beaconsfield Villas, BN1

5 Bedrooms | 1 Bathrooms + 2 WC | 2 Reception Rooms | 2223 Sq Ft

There are homes that simply stop you in your tracks — and this magnificent double-fronted Victorian residence is undoubtedly one of them. From its striking symmetrical façade to the beautifully preserved period detail within, every corner of this exceptional Brighton home speaks to a standard of care, craftsmanship and considered design that is increasingly rare to find.

Inside, generously proportioned rooms have been thoughtfully reimagined for contemporary living without any sacrifice of the character and elegance that define the Victorian era. A confident and refined interior palette sits in perfect harmony with original period features throughout, while a desirable east-west orientation ensures that natural light moves through the house from the first light of morning to the last warmth of the evening sun. To the rear, a magical garden and sun terrace extend the living space seamlessly into the warmer months — a private, established outdoor sanctuary that completes the picture.

The accommodation is both substantial and adaptable, offering five well-appointed double bedrooms, three striking reception rooms and a magnificent kitchen and dining room that spans the full depth of the house — a space as well-suited to relaxed family life as it is to effortless entertaining. A substantial garage presents a further and genuinely rare opportunity, whether retained for secure parking and storage or reimagined as additional living space/workspace to suit the needs of a growing household.

Positioned within Brighton's highly coveted Golden Triangle, the property sits within catchment for some of the city's most highly regarded schools. Brighton Station and Preston Park Station are both within easy walking distance, placing London comfortably within the commuter's reach.

Exterior:

Set well back from the road behind established tropical planting and elegant border walls, this handsome double-fronted home gleams white in the afternoon sun — its gabled roofline and richly decorated façade announcing its Victorian provenance with quiet confidence. A classic black and white chequerboard tiled path leads the eye to the sheltered portico entrance, a first flourish of period grandeur that sets the tone for everything that follows.

That sense of history and craftsmanship deepens the moment you step inside. The entrance hall is a genuinely impressive space — original encaustic floor tiles, intricately patterned dado tiles lining the walls and magnificent original corbels drawing the eye upward to a ceiling of remarkable height. Beautifully maintained and immediately welcoming, this is a home that wears its age and scale with great elegance.





Kitchen & Dining Room:

Once two separate rooms, this magnificent kitchen and dining room has been opened to create a vast, light-filled space that is unquestionably the heart of the home — equally suited to large family gatherings, formal dinner parties and the quiet pleasure of everyday cooking and dining.

The soaring ceiling height that distinguishes the entrance hall continues here, lending the room a sense of grandeur. Period features abound throughout — decorative cornicing, ornate ceiling plasterwork and deep skirting boards that speak to the craftsmanship of the original build. To the front, a wide box bay window dominates the westerly elevation, flooding the space with warm afternoon light, while to the rear a glazed door opens directly onto the garden, making alfresco dining an effortless extension of the room.

The dining area comfortably accommodates a table for ten or more, whilst a peninsula island with breakfast bar seating offers a more informal setting for everyday meals and sociable cooking. A contemporary wood burning stove anchors the space beautifully, providing warmth and atmosphere during the cooler months.

The kitchen itself is both attractive and highly functional. Generous Shaker cabinetry finished below solid oak worktops provides excellent storage, while a range cooker sits within the original hearth — one of those details that could only work in a house of this age and character. Freestanding appliances and open shelving complete the space, the latter offering an opportunity to display crockery, glassware, copper pans and cookbooks in a way that adds personality and warmth to what is already an exceptional room.

Completing the kitchen area is a separate and spacious utility room with doors to the garden. This room houses several appliances, all nicely tucked away from the main living areas.







Ground Floor Reception Rooms:

Mirroring the kitchen and dining room across the entrance hall, two further reception rooms are currently arranged as a sitting room and a home office — though their versatility lends them equally well to almost any configuration a new owner might require, whether as additional bedrooms, a playroom, a formal drawing room or a dedicated workspace.

Both rooms share the exceptional ceiling height that defines this floor, and the front reception is further distinguished by a grand marble fireplace housing a gas fire — a magnificent original feature that commands the room and ensures it remains as inviting in winter as it is in the warmer months. Leafy, green outlooks to both the front and rear ensure that natural light moves through each space generously throughout the day, lending both rooms an ease and brightness that belies their more formal proportions.

These are spaces of real quality and genuine flexibility — rooms that will adapt gracefully to the evolving needs of family life for years to come.



The Garden:

Seamlessly extending from the kitchen garden terrace, exquisite slate tiled flooring introduces a beautifully secluded outdoor sanctuary. Sheltered by lush, mature planting that climbs the original Victorian brickwork, this intimate terrace offers an idyllic backdrop for private alfresco dining and elegant entertaining.

Beyond lies a manicured lawn, framed by historic boundary walls and softened by a thoughtful curation of scented lavender, timeless roses, and rich evergreens that ensure vibrant colour throughout the seasons. Melding refined aesthetics with practical luxury, this secure oasis features convenient side access—perfect for bicycles, pushchairs, or muddy paws, ensuring the home's immaculate interiors remain pristine.





First Floor Bedrooms & Bathroom:

On the first floor, four exceptional double bedrooms beautifully echo the grand proportions of the reception rooms below. Each sanctuary is defined by honeyed wooden floorboards and original period fireplaces that exude character and charm. The principal bedroom, positioned at the front of the residence, is a striking, light-filled space adorned in sophisticated ink-blue tones, complete with two sets of deep, bespoke built-in wardrobes. For those desiring further luxury, the grand scale of this room effortlessly allows for the addition of an en-suite bathroom (subject to the necessary consents).

These bedrooms are served by the principal family bathroom, an exquisite space where heritage charm meets contemporary design. Here, a modern freestanding bath sits beneath a south-easterly sash window, offering the ultimate sanctuary, while a generous walk-in shower ensures effortless mornings. Deep blue herringbone wall tiles harmonize with intricate patterned flooring, while brushed gold brassware and natural, plaster-style tiling infuse the space with warmth. A separate, adjacent shower room with a second WC provides invaluable convenience for a busy household.







The Second Floor Fifth Bedroom

Following the natural, sweeping curve of the staircase to the second floor, a fifth bedroom awaits at the crest of the house. Peaceful and private, this elevated retreat gazes out over the verdant gardens and the local Brighton landscape beneath open skies, offering a truly restful haven.

Vendor's Comments:

"This has been a wonderful family home, and while it is an incredible space for entertaining, it always feels effortlessly warm and comforting for quiet family time. For somewhere so close to the vibrant city centre, it is also remarkably peaceful. The Preston Park and Fiveways areas have such a unique, welcoming character, and our road in particular has a wonderful sense of community. We are surrounded by lovely families, and you are only a short drive from both the beach and the South Downs. As commuters, the nearby station has been a total blessing, getting us into London in under an hour. While we no longer need the space or the school catchment, we leave with so many happy memories and lifelong friends—we will miss it immensely."





Education:

Primary:
Downs Infant and Junior Schools
Balfour Primary

Secondary:
Varndean and Dorothy Stringer
Cardinal Newman RC

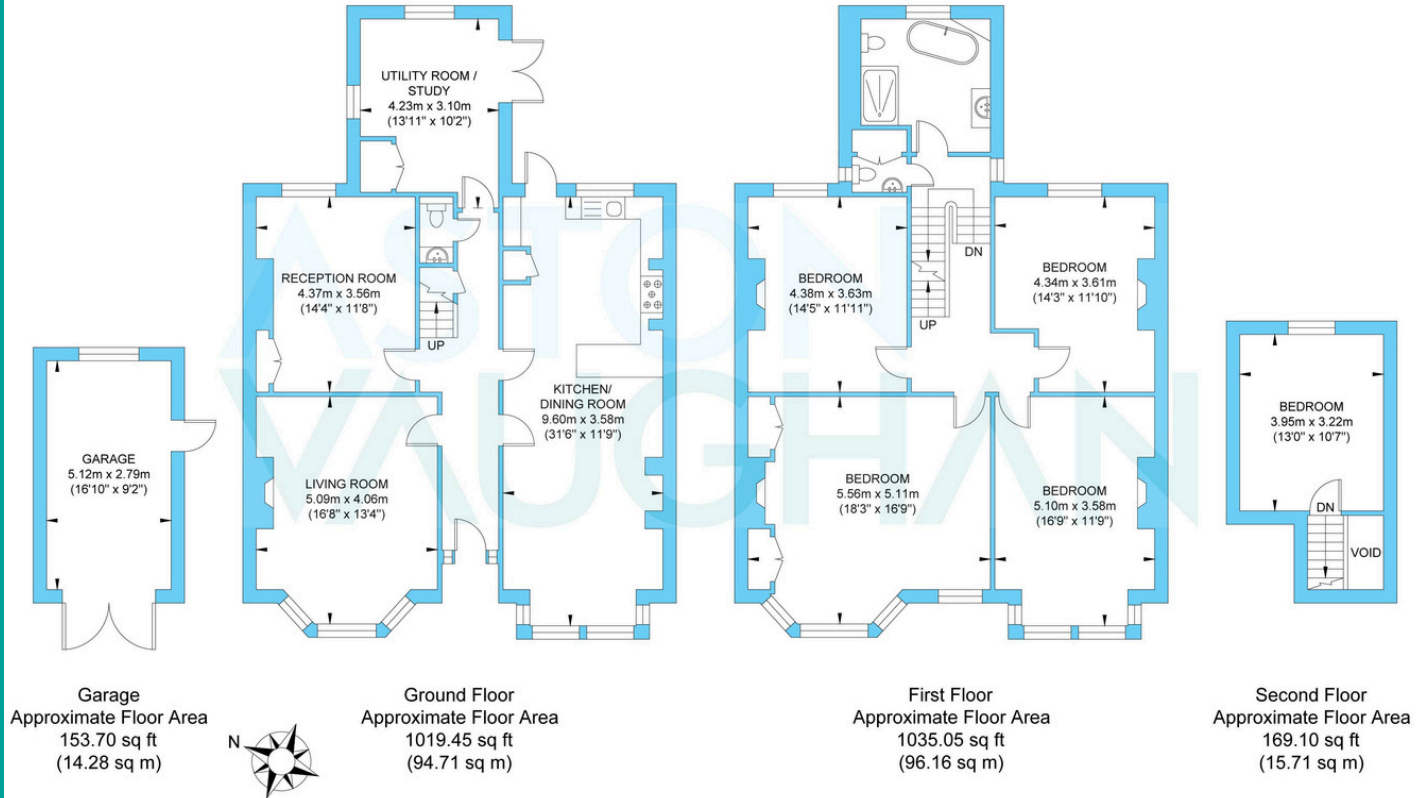
Sixth Form Colleges:
Varndean College
BHASVIC
Newman College

Private:
Brighton College

Good to Know:

Perfectly positioned on Beaconsfield Villas, this generous family home enjoys a highly coveted setting that seamlessly balances urban convenience with a welcoming neighbourhood feel. Just a short stroll away is the vibrant hub of Fiveways, renowned for its independent boutiques, artisan bakeries, and bustling cafes that give the area its distinct village charm. For daily essentials, the excellent selection of local shops on Beaconsfield Parade is practically on your doorstep. The vast, verdant expanses of Preston Park are equally close, offering beautiful walled gardens, tennis courts, and open greenery for leisure and recreation. From this premier tree-lined avenue, it is a delightful, easy walk straight into the heart of Brighton's vibrant city centre and down to the iconic seafront. For commuters, the property is exceptionally well-served; nearby stations and effortless access to the A23 provide swift, direct links to both Gatwick and London.

Beaconsfield Villas



Approximate Gross Internal Area (Excluding Garage) = 206.58 sq m / 2223.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.