



Park View Terrace, BN1
£1,250,000-£1,350,000

ASTON
VAUGHAN

INTRODUCING

Park View Terrace, BN1

6 Bedrooms | 3 Bathrooms | 1 Large Open Reception Room | 2503 Sq Ft | Two private patios and a large southwest-facing landscaped garden | Panoramic views across Preston Park

Only seven minutes from Brighton's historic city centre, at the foot of the North Laine, stands this magnificent six-bedroom, double-fronted Victorian villa – a home of rare beauty and scale, combining classical architecture, modern sophistication, and one of the most enviable views in the city. With its commanding position overlooking the broad green acres of Preston Park and the rolling Sussex countryside beyond, this recently featured television property exemplifies the finest of Brighton's period houses – refined, characterful, and immaculately presented.

Approached through meadow-style front gardens that enhance both privacy and kerb appeal, the villa sits gracefully back from the terrace. The outlook is peaceful, with no houses opposite and plentiful permit parking along the street. At the rear, the home opens onto two secluded patios and an unusually large, southwest-facing garden. The garden itself is a private sanctuary – tranquil, beautifully landscaped, and equipped with a discreet gate leading directly to Ofsted-rated Good infant and junior schools. Just a short stroll away lie a charming cluster of local shops, cafés, and a welcoming bistro pub, creating a genuine sense of community and convenience.

Stepping inside, the attention to detail and quality craftsmanship are immediately apparent. The grand hallway, introduced by a stained-glass inner door, sets the tone for the home's design: elegant, serene, and full of natural light. Delicate ceiling plasterwork, finials, and heritage tones from Little Greene and Farrow & Ball establish a period atmosphere, while the space feels modern, open, and welcoming.

To the left, the double-depth living room extends the full depth of the house, measuring over twenty-six feet from front to back. Large double glazed sash windows at the front frame open parkland views, while to the rear, a picture window and door open onto a sunny Mediterranean-style patio, perfect for quiet moments or evening drinks. The high ceilings and decorative cornices are complemented by a central fireplace and wood-burning stove, bringing warmth and character throughout the seasons.

Across the hall, the stunning kitchen and dining room is the heart of the home. Thoughtfully designed for both family life and entertaining, it spans the full width of the property, with a broad bay window overlooking Preston Park at the front and French doors at the rear leading to the second patio. Custom cabinetry in soft heritage tones, solid wood work surfaces, and high-spec integrated appliances combine practicality with timeless style. A striking range cooker serves as the focal point, accompanied by vintage signage from one of the home's previous owners – a delightful nod to its rich history. The layout offers ample space for a large dining table, ideal for gatherings that flow easily from the indoors to the garden.





At the end of the hall, a light-filled, dual-aspect room currently serves as a gym, with an adjacent shower room finished in natural Travertine stone. Its versatile layout makes it equally suitable as a guest suite, playroom, or private home office, with direct access to the patio for independent entry or outdoor breaks during the day.

The first floor continues the sense of generosity and calm, with four well-proportioned double bedrooms, each individually styled. The rear-facing bedrooms enjoy views over the leafy garden, while the front rooms look out to the park and hills beyond. The central family shower room features elegant Burlington fittings, a dual-head shower, and classic tiling that marries Victorian design with modern luxury. The discreet guest cloakroom and utility room are thoughtfully positioned for convenience, the latter with fitted cabinetry, appliance space, and French doors leading directly to the garden – ideal for outdoor entertaining or family life.

Ascending to the top floor, the principal suite is a true retreat. The vast main bedroom is bathed in natural light from twin Velux windows and a rear window overlooking the gardens. A dressing area with bespoke wardrobes enhances the sense of luxury and order, while the en-suite bathroom offers a spa-like experience with a roll-top bath, dual-headed walk-in shower, painted panelling, and traditional Burlington fixtures. Adjoining this is a generous nursery, dressing room, or study – a flexible space that adapts to family needs while remaining connected to the main suite.

Outside, the southwest-facing garden is designed for both relaxation and entertaining. Indian sandstone terraces, lawned areas, and raised planting beds create distinct zones, offering sun and shade throughout the day. The garden is beautifully illuminated for evening dining, with a gazebo providing shelter for long summer suppers. Low-maintenance planting ensures year-round colour and privacy without demanding upkeep. Beyond the rear gate lies a quiet pathway leading to the local schools and nearby amenities.

This elegant villa stands within the desirable Prestonville area, known for its community atmosphere and proximity to both the city and the sea. Preston Park and Dyke Road Park are within a few minutes' walk, offering tennis courts, playgrounds, cafés, and open-air events. Brighton and Preston Park stations are within easy reach, providing direct connections to Gatwick, London, and beyond. The vibrant Seven Dials, North Laine, and Royal Pavilion districts are all nearby, offering an abundance of shops, restaurants, and cultural venues.

Combining timeless Victorian grace with contemporary luxury, this is a rare opportunity to acquire one of Brighton's most distinguished family homes. With its exceptional proportions, exquisite finish, and unparalleled setting overlooking the park and countryside, this property offers the perfect balance of city sophistication and natural tranquillity. Homes of this calibre, in such a privileged position, seldom come to market.











Vendors' Comments:

"We fell in love with this house the moment we saw the view across Preston Park, and that sense of space and tranquillity has never faded. It's a home that feels both grand and welcoming, filled with light and character, and designed perfectly for family life and entertaining. The flow from the kitchen to the garden makes summers unforgettable, with long lunches beneath the trees and sunsets over the park. The community here is wonderful too — friendly neighbours, excellent schools just beyond the garden gate, and so much green space on the doorstep. Restoring the house has been a true labour of love, respecting its Victorian heritage while creating a modern, comfortable place to live. It has been a warm, happy home for us, and we hope the next owners will find as much joy here as we have."

Education:

Primary: Stanford Junior, Stanford Infant

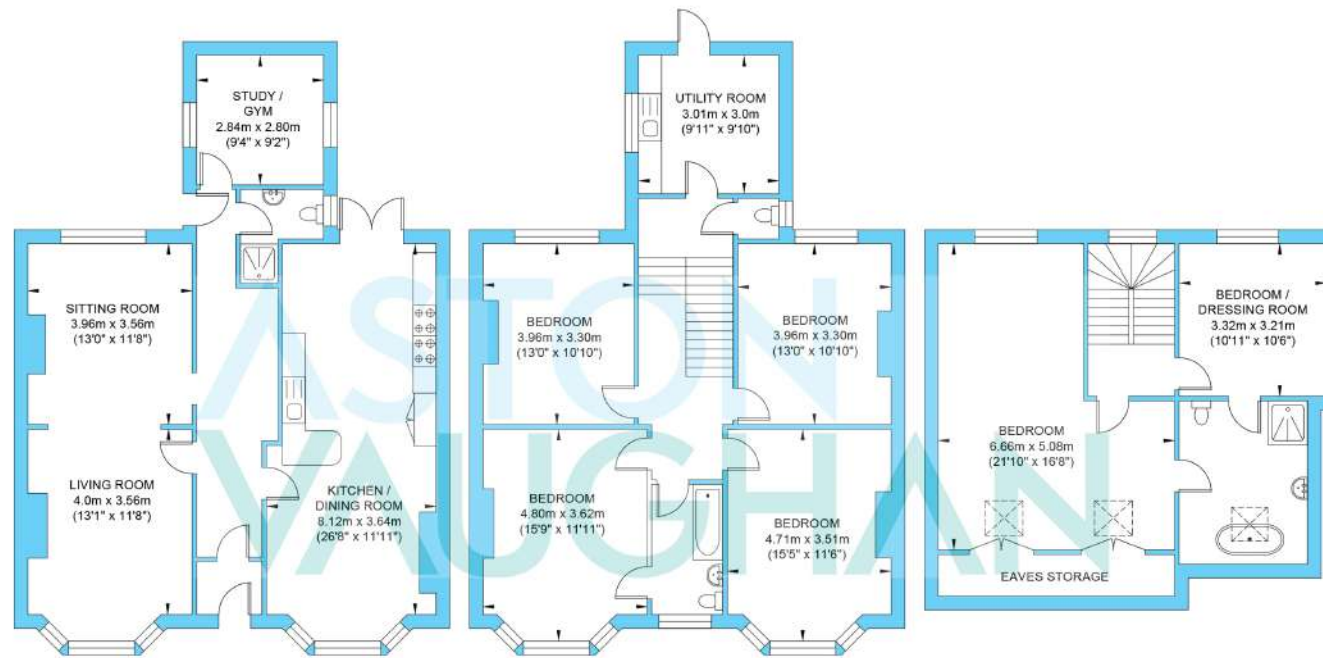
Secondary: Varndean, Dorothy Stringer

Sixth Form: BHASVIC, Varndean

Private: Brighton Ballet School, Brighton College, Brighton Girls, Lancing College, Bede's



Park View Terrace



Ground Floor
Approximate Floor Area
903.0 sq ft
(83.9 sq m)

First Floor
Approximate Floor Area
939.0 sq ft
(87.3 sq m)

Second Floor
Approximate Floor Area
661.0 sq ft
(61.4 sq m)

Approximate Gross Internal Area = 232.6 sq m / 2503.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.