



De Montford Road BN2
£800,000 - £850,000

ASTON
VAUGHAN

INTRODUCING

De Montfort Road, BN2

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms | 1584 Sq Ft

A generous and light-filled bay-fronted Victorian family home which offers flowing living spaces, and a uniquely large secluded west-facing garden. Highlights include original period features and fireplaces, the oak and marble kitchen looking over the beautiful landscaped patio and historic raised beds, panoramic views from the top of the house towards Roundhill, and four well proportioned double bedrooms plus a study - all across three floors.

Set in the heart of Elm Grove, next to Hanover and with wider, taller proportions than most houses in the area, this home offers period character with a contemporary living space. The owners have upgraded elements to current standards, increasing the comfort and ease of living.

Exterior:

Set back from the road and gently elevated, the property is approached via Indian sandstone steps rising to the principal entrance or descending to the lower level. These pass through a charming front garden, where cascading wisteria beautifully complements the classic Victorian façade, painted in a pale lilac hue.

Entering above the garden, through a classic front door with cut-glass panes, you are welcomed by calm, elegant interiors, high ceilings with ornate plaster details. The main staircase with mahogany balustrade sweeps up before you down the hall and Victorian pine floors lend warmth to the bright and spacious entrance.

Reception rooms:

Below, a second front door reveals an impressive open-plan arrangement, where the living and dining areas flow effortlessly into the kitchen, all oriented towards the garden beyond. This dual aspect living space is the heart of the home, with bespoke features such as shelving next to a long dining table providing the perfect setting for sociable evenings. The dining area looks onto the dappled brick paved side courtyard. Glazing draws in an abundance of natural light, ensuring this level feels bright and uplifting, allowing sunlight right into heart of the home, with excellent ceiling heights and far-reaching garden views.

Underfoot, wooden flooring runs seamlessly throughout, enhancing a sense of continuity. This is a space designed for year-round living: french doors open directly onto the garden for seamless indoor-outdoor connection in the warmer months, and the wood-burning stove introduces both warmth and atmosphere during the winter season.









Kitchen:

The kitchen, adjacent to the dining area, makes entertaining a pleasure. Here, craftsmanship and practicality meet - a bespoke oak kitchen is fitted with high quality integrated appliances - a Smeg gas hob, extraction hood and oven, and ample space for wide American fridge freezer and dishwasher. The freestanding units offer generous pantries in oak cabinetry and a marble worktop, ensuring that the kitchen is practical, whilst retaining simple elegance. Stripped-pine flooring runs underfoot throughout and large picture windows frame the view of the beautiful sun-soaked patio.

Garden:

Extending to an exceptional depth and spanning the width of three neighbouring houses - this large, secluded garden is the secret of the house. Reached through the side-courtyard, up timber steps to the circular brick patio, with rambling roses, honey suckle and peonies as the backdrop for afternoon coffee, the path offers glimpses down through raised beds to a natural lawned area: this garden is a hidden retreat for those who love peace and nature.



Strolling down the central pathway, the garden unfolds with traditional raised brick beds on either side - remnants of a historic convent, now planted with orchard trees. This leads to an expansive lawn framed by mature trees. A high-walled corner shelters a mature fig, where an oyster trough collected seafood bound for London in the Victorian era. The garden is unique and charming all year round, with sunny spots for a glass of wine on the patio or long summer evenings around the fire pit.

Lovingly cultivated by the current owners, the soil has been nurtured using organic methods to support rhubarb, berries, apples, pears, olives and figs to thrive in abundance. The garden has also become a haven for wildlife, with a resident robin, butterflies and bees, adding to its quiet charm - the berberis by the house, in particular, a magnet for pollinators with its vibrant orange blossoms.

Both beautifully established and wonderfully versatile, this is a garden that invites everything from relaxed family life to more considered landscaping. There is ample space for children to play, for long summer picnics on the lawn, and even potential for the future addition of a garden studio.



Upper Levels:

Mounting the stairs to the front hallway, the first floor is home to two beautifully finished rooms: the principal room at the front, with its large bay window, grand period fireplace high ceilings, and Victorian coving has the view over the front garden. The rear bedroom, with its alcoves and large window overlooks the back garden.

Rich in period character, with high ceilings and each featuring an ornate fireplace, the proportions of the rooms on the first floor offer great versatility. Currently bedrooms, these could equally be used as a reception and study.

On this level the family bathroom has been thoughtfully designed to reflect the home's period qualities while introducing a refined contemporary touch. Metro-style crackle glazed tiling frames a deep double-ended Kaldewei bath and separate shower enclosure and toilet, while a modern basin is set within a traditional washstand. The geometric floor and a soft aqua palette complete the scheme, blending authentic Victorian charm with modern elements. There is an additional WC adjacent.

On the second floor there are two further bedrooms, the front room with the bay has a superking Marie Antoinette style bed - exemplifying the size of the room, this is the master bedroom with an adjoining small room used as a dressing room. The double bedroom to the rear, gives far reaching views stretching across Roundhill and Brighton and receives the last rays of sunset.



Throughout the house, the decor is of a calm, neutral palette with some splashes of colour. Light is maximized as the windows have been upgraded to high-quality double-glazed sash units and large picture windows which frame views of the rear garden, whilst providing excellent thermal and acoustic efficiency. Cast iron radiators using recently upgraded gas central heating and discreet slimline infrared radiators in the sitting room and kitchen create a living environment which is both energy-efficient and environmentally conscious.

There is a useful washing/ utility area discreetly located under the lower front steps, which have been damp-proofed and rendered to ensure that both interior and exterior are durable, which houses enough space for two machines.







Potential:

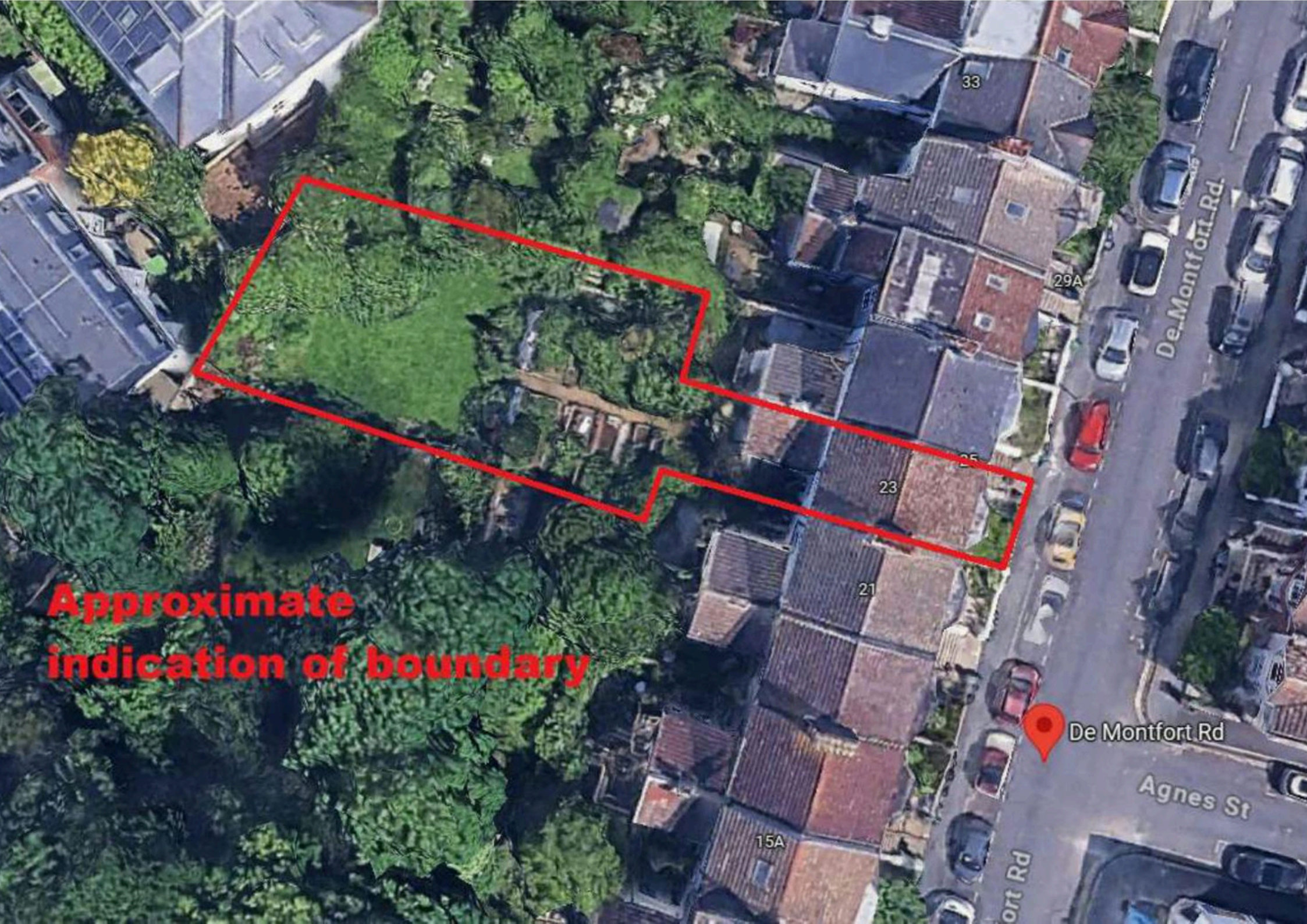
While already substantial in its current form at just under 150m², the property offers further exciting potential for significant enlargement. A generous, boarded loft presents an excellent opportunity for conversion, while the side return could be extended to create an expansive kitchen and dining space, subject to the necessary consents. Notably, the house does not fall within a conservation area, often allowing for a more straightforward planning process.

There is clear scope for a full-width dormer within the loft, with ample room to accommodate a turning staircase rising naturally from the double-height stairwell. A future conversion here would capitalise on what would be truly exceptional views - stretching across the city, out to the sea, and towards the rolling landscapes of the South Downs.

Positioned close to the foot of the hill on the edge of Hanover, De Montfort Road offers a peaceful, tucked-away setting while remaining conveniently close to the vibrancy of central Brighton. The area is renowned for its strong sense of community, with highly regarded schools and excellent transport links all within easy reach.

The benefits of having a well-proportioned house with a large back garden in this area, so centrally located, cannot be overstated. This exceptional four-bedroom Victorian residence seamlessly combines timeless elegance with a warm, inviting ambience. Generously proportioned, and with great versatility, this home is filled with natural light, offering a sense of space suited to both family life and professional living, all within easy reach of the city and the sea.





**Approximate
indication of boundary**

De Montfort Rd

Agnes St

ort Rd

33

29A

23

21

15A

Vendor's Comments:

“We were attracted by the exceptional garden and the period character of the house, perfectly suited to family life with growing children. Over the years, it has proved to be a wonderful home for our family, supported by a strong sense of community—children playing between neighbouring gardens, walking to school together, and long summer days spent at The Patch just moments away.

Throughout the renovation process, we have felt it has been important to preserve the features and details of the house, while also thoughtfully introducing modern elements to ensure comfort and longevity for years to come. Now, as the children have grown, we are looking to downsize, although we will greatly miss the garden and the abundance of wildlife on the doorstep.”



Education:

Primary: St Luke's Primary, Elm Grove Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Roedean, Brighton Girls, Montessori

Good to know:

Surrounded by a strong sense of community, family-friendly energy and an abundance of green space, this part of the city has remained perennially popular. It offers the best of all worlds: the South Downs within easy reach for countryside walks, the seafront just a stroll away, and the colourful terraces of Hanover on the doorstep—renowned for their welcoming, fooded pubs, many competing for the accolade of the finest Sunday roast.

Transport links are excellent, with Brighton Station within walking distance for direct services to London, while the vibrant North Laine is just 15 minutes on foot, offering an eclectic mix of independent shops, cafés and restaurants. The area is also well placed for some of the city's most celebrated cultural attractions, including the Theatre Royal Brighton, Brighton Dome and Brighton Museum & Art Gallery, all easily accessible and enriching day-to-day life with a wealth of performances, exhibitions and events.

Families are particularly well served, with highly regarded schools catering for all ages, nearby parks and open spaces, and a close-knit neighbourhood where children can grow up with friends close at hand. Altogether, this is a location that balances lifestyle, convenience and culture with effortless appeal.

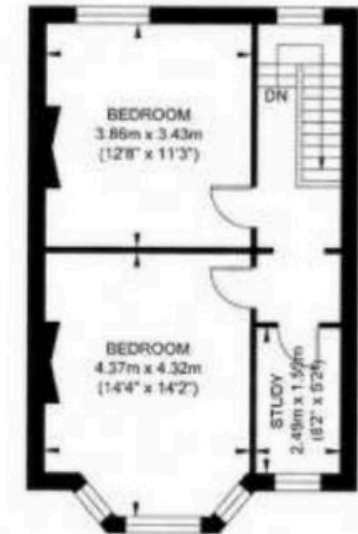
De Montfort Road



Lower Ground Floor
Approximate Floor Area
592.01 sq ft
(55.0 sq m)



Ground Floor
Approximate Floor Area
557.46 sq ft
(51.79 sq m)



First Floor
Approximate Floor Area
435.29 sq ft
(40.44 sq m)

Approximate Gross Internal Area = 147.23 sq m / 1584.77 sq ft

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