



Hillbrow Road BN1

£995,000

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**VAUGHAN**

# INTRODUCING

## Hillbrow Road, BN1

4 Bedrooms | 3 Bathrooms | 2114 Sq Ft

Peacefully positioned on the western side of Preston Valley in Withdean, this deceptively spacious detached home enjoys elevated, leafy outlooks across the surrounding landscape, set beneath wide, open skies. Offering highly versatile accommodation arranged over split levels, with three to four bedrooms and two generous reception rooms flowing out to a sunlit south-westerly roof terrace and garden. This prized orientation ensures the house is bathed in natural light throughout, while the garden provides a tranquil, private retreat enveloped by greenery.

Designed with modern living in mind, the interiors are clean-lined and well balanced, with thoughtfully proportioned rooms that cater equally to relaxed life and more refined entertaining. Practicality is also well considered, with off-street parking on the private drive, a garage, and excellent access to the A27 and A23 for those commuting by car. For rail users, Preston Park Station is within easy reach—approximately a 15-minute walk or a short cycle—offering direct connections to London.

Hillbrow Road sits on the edge of the South Downs National Park, affording immediate access to miles of open countryside, yet remains just a short drive from the cultural and coastal attractions of central Brighton. The area has long been favoured for its strong community feel and highly regarded school catchment, making it an enduringly popular choice for families.

### Exterior & Entrance

Set back from the road behind a smart brick-paved driveway providing off-street parking for two to three cars, the house sits discreetly within mature planting. Its true scale is revealed only once inside, where the split-level design, built into the hillside, unfolds to create a surprisingly expansive interior. A practical entrance porch offers space for coats and shoes, opening through to bright, well-proportioned rooms with far-reaching views across the garden and surrounding landscape.







## Reception Rooms

The principal living spaces are beautifully connected to the outdoors, with full-height glazing opening onto a south-facing roof terrace—allowing the house to function effortlessly throughout the seasons. A contemporary wood-burning stove forms a warm focal point, while plantation shutters soften the light and add a refined finish.

At the heart of the home, a staircase with sleek glass balustrades descends to the lower level, maintaining a strong sense of openness. Underfoot, wood flooring pairs with crisp white walls to create a calm, versatile backdrop, enhanced by recessed lighting for a subtle, ambient atmosphere in the evenings.

## Kitchen

Extending through the full depth of the house, the kitchen is both generous in scale and inherently sociable, with ample space for formal dining alongside a striking central island with waterfall edge and breakfast bar seating. A refined palette of slate, concrete and pewter-toned cabinetry creates a sleek, high-end aesthetic, beautifully balanced by the warmth of exposed brickwork, timber beams and bronzed metallic detailing.

Fully integrated appliances ensure a streamlined finish and effortless day-to-day living, while a separate utility room, discreetly positioned away from the main living areas, enhances practicality.



## Ground Floor En Suite Bedroom

The first of the double bedrooms is positioned on the ground floor, enjoying a peaceful outlook across surrounding greenery. Well-proportioned, it comfortably accommodates a king-size bed without compromising on floor space, and benefits from a built-in wardrobe and a well-appointed en suite shower room.

Adjacent, a fourth bedroom offers excellent flexibility—ideal as a child's room, nursery or a dedicated home office, perfectly suited to modern working arrangements.

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### Lower Ground Floor Bedrooms

Bedroom two is accessed via its own staircase from the dining area, creating a distinct sense of privacy—ideal for guests. Calm and characterful, the room is finished in soft green tones that echo the surrounding landscape, with French doors opening directly onto the garden—perfect for morning coffee in the sunshine.

Also on this level, and approached from the sitting room, the principal suite offers an exceptional sense of seclusion. The bedroom itself is generous in scale, complemented by a substantial dressing room fitted with bespoke-style wooden wardrobes, providing ample storage for two. Unusually, the suite benefits from two en suite bathrooms: one adjoining the bedroom, finished in striking natural stone with a deep bath and separate shower, and a second with a more classic sandstone scheme and walk-in shower. This thoughtful arrangement offers both flexibility and a touch of everyday luxury.



### Roof Terrace & Garden

Stepping out onto the roof terrace, there is an immediate sense of calm and privacy, with the space enjoying a largely unoverlooked position. Sleek glass balustrades frame verdant, leafy views, while a mature grapevine lends a distinctly Mediterranean character.

From here, a spiral staircase descends to the garden below, where the design continues with an Italian-inspired aesthetic. Arranged across two defined levels and enclosed by tall brick walls, the garden unfolds through an arched opening into a beautifully terraced space with deep planted borders and established trees. The main garden is elegantly finished in slate, centred around a tranquil water feature pond that attracts wildlife and enhances the serene atmosphere.

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## Vendors' Comments

"This has been a wonderful place to call home, with a real sense of community in Withdean. The views are ever-changing with the seasons, bringing a constant connection to the surrounding landscape. The house itself has been incredibly versatile, offering generous space alongside a beautiful garden to enjoy. As our needs have changed, we are now looking to downsize, although we will truly miss our time here."

## Education:

Primary: Westdean Primary School

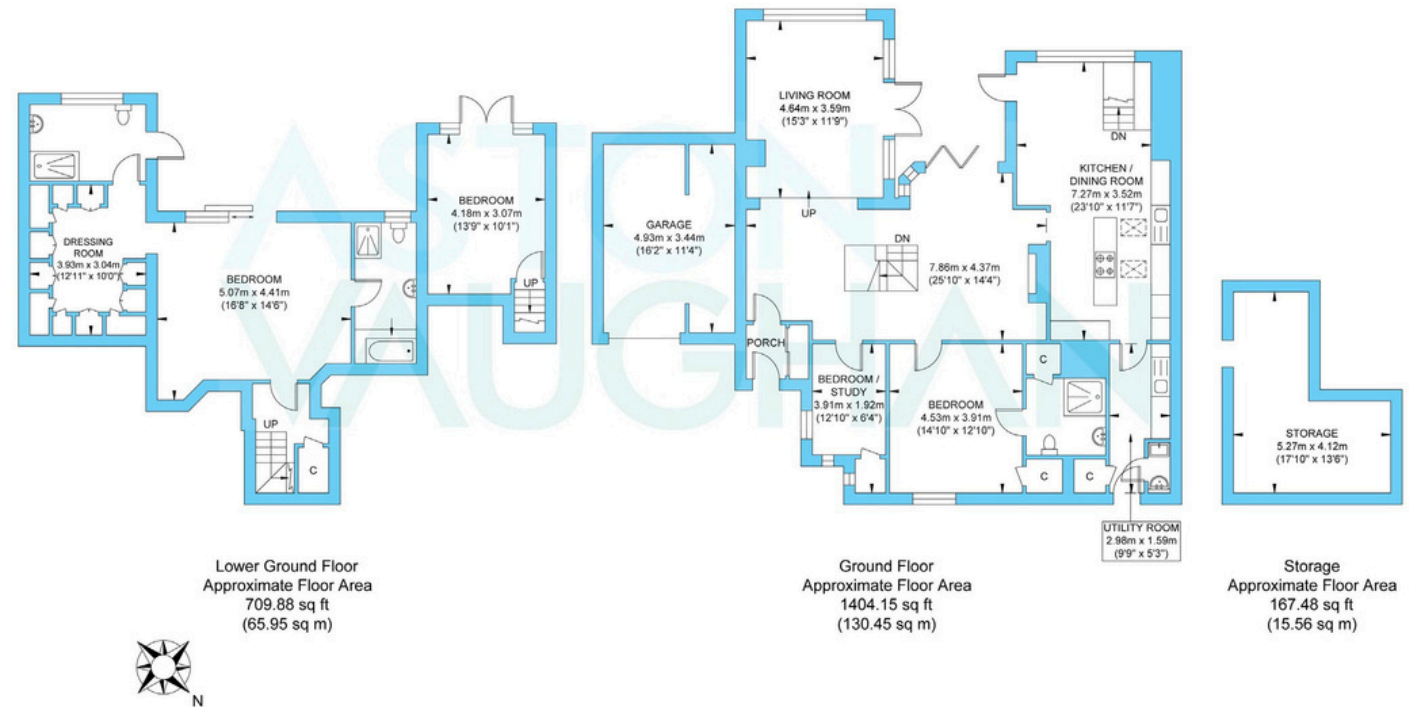
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Lancing College Prep., Brighton Girls, Windlesham

## Good to Know:

Withdean is a highly sought-after residential area, prized for its unique balance of city convenience and immediate access to open countryside. Nestled on the edge of the South Downs National Park, it offers endless opportunities for walking, cycling and out-door pursuits, while remaining just a short distance from the vibrant heart of Brighton. Excellent transport links make it ideal for commuters, with easy access to the A23 and A27, and nearby Preston Park Station providing regular direct services to London. The area is also well regarded for its strong sense of community and highly rated schools, making it particularly popular with families. Combining green, open surroundings with proximity to the coast, cultural attractions and independent shops and cafés, Withdean offers an exceptional quality of life.

## Hillbrow Road



Approximate Gross Internal Area (Including Garage & Excluding Storage Area) = 196.40 sq m / 2114.03 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

