



Allingham Place, BN2  
£860,000

**ASTON**  
VAUGHAN

## INTRODUCING

# Allingham Place, BN2

3 Bedrooms | 2 Bathrooms | 1 Reception Room

1225 Sq Ft | Private landscaped garden | Detached garage

In a tranquil setting with views over open countryside from the first floor, this contemporary, 3 bed luxury house with a spacious, sunny garden, a garage and a drive with a charger was completed in 2023 with a 10 year warranty. In an exclusive development on the edge of the popular coastal village of Rottingdean where the vibrant High Street leads to the sea, it's secluded but not isolated. Inside no expense has been spared to create a dream home on the edge of the National Park with Deuren doors, underfloor heating, Lutron lighting and Sonos throughout - and the Nolte kitchen's dining area folds open to an unusually private garden. An elegant living room is perfect for entertaining, there's a chic w.c. for guests and upstairs the family bathroom has a designer finish. All three bedrooms are peaceful doubles with custom built storage, and the principal bedroom has extensive wardrobes with hidden power points, and a glamorous en-suite shower room.

Ideal for professionals and families of any age just 4 mins from popular primary schools as well as a secondary school with a 6th form, this quiet road is convenient for Brighton and its major employers like Amex and The County Hospital, direct trains to Brighton and Lewes (and a ferry to Dieppe) are about 10 mins away and Gatwick is also a reasonable commute.

Inside, porcelain tiles in the broad hallway conceal underfloor heat and flow through to the kitchen dining room to allow easy passage to the garden. A skilled balance between family comfort and impressive entertaining begins with a sensor lit cupboard with ample space for coats, boots and luggage drops. To the left a w.c with designer paper is ideal for guests after winter walks on the Downs or enjoying the beaches which border this historic village.





A glamorous kitchen breakfast room has ample space for a family table by the bi-folding doors to a garden designed for sociable summers – and where you can all relax unseen, as the walled garden is not overlooked. With a choice of lighting levels and remote controlled blinds, sophisticated design delivers highly organised storage solutions including fitted Nolte larder units which have power and extending coffee station. The kitchen area revolves around a spacious island topped with quartz, where extra storage includes a discreet recycling and waste centre. A high-spec Miele touch induction hob is beneath a lit, flush hood whilst a micro-combi oven and fan oven ensure you can cater for all your friends and family – at the same time! A dishwasher and washing machine are hidden away and one of the dual Franke sinks has an incinerator built in.

An elegant living room allows for family time or entertaining. This beautifully proportioned contemporary room looks across the leafy gardens and sole prosperous home opposite to open views. Streamlined bespoke cabinets form supply hidden power for the media wall, Lutron lighting provides ambience in the evenings and meticulous attention to detail continues in the high quality power sockets, both in here and throughout the building, which also provide usb charging points.

Outside, the garden is a private, tranquil oasis designed for a friendly, al fresco lifestyle. By the house, a dining terrace paved in glistening Indian sandstone is lit, and it looks over a large flat lawn for children and pets to enjoy. Easy to maintain, you'll have more time to bathe in the Sussex sunshine as open to the east and west, the architect planned garden enjoys uninterrupted light as the sun moves around and over the house. There's a side gate to the free parking on the street of this prime development as well as a door to the garage with storage overhead. The house is hard wired for ethernet or wi-fi, and there are security measures including cctv coverage of the house and garden should you wish to utilise them.





Upstairs, three double bedrooms radiate from an inviting landing where the hidden lighting in the skirting can be programmed to soft down-lighting at night. The underfloor heating throughout the home continues through into the luxury, family bathroom which has high end black fittings as well as a water softening shower attachment, a separate walk in, dual headed shower with flush lighting above it, a vanity unit beneath the Duravit basin and warming rails for towels.

Two hushed double bedrooms at the back are light and airy, with restful views over the garden and views to rolling countryside. One has bespoke, organised wardrobes built in and the other is currently used as a therapy room complete with a discreet workstation and file storage. All about relaxing within the stunning South Downs setting, the principal suite is a quiet, comfortable retreat. Simple but stylish decoration keeps the focus on the wonderful views surrounding this prestigious development– which you can enjoy even from bed – and the custom made wardrobes even deliver power for a hairdryer etc. Spa-like, the en-suite has a flawless finish with a choice of lighting levels to enjoy, marbled porcelain with underfloor heat like the bedroom, and designer fittings include Lutron lighting above the dual head shower, a mist free mirror and warming rails for towels.





**Vendors' Comments:**

“What an incredible space to live!! It was the sense of space and the incredible wow-factor you get when you enter the main reception room, looking out to the garden and the view which had us sold from the moment we saw it. We have enjoyed entertaining here, but we have also just enjoyed the quiet times as it is a very practical home to live in too. It has been beautifully designed, and it feels both private and homely, yet the location is incredibly convenient with the station just 10-minutes away on foot.”

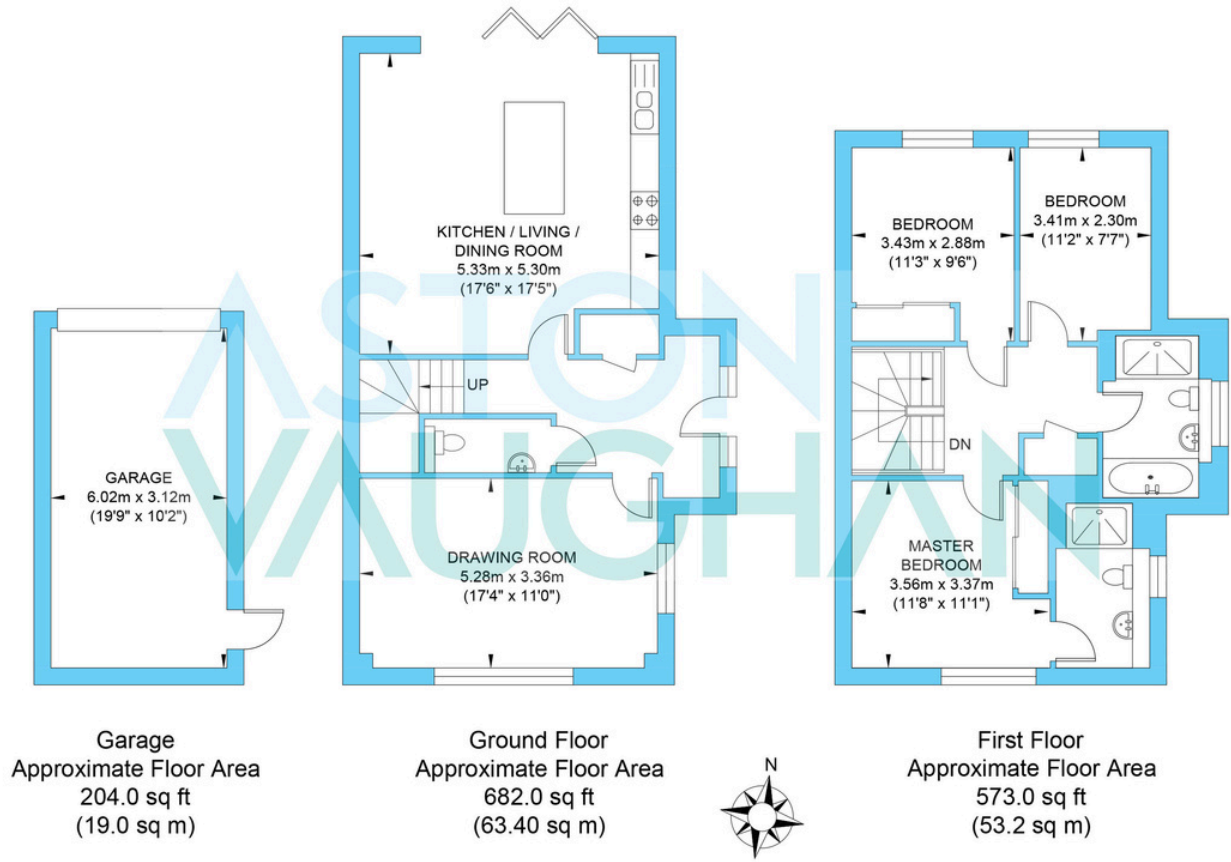
**Education:**

Primary: Westdene Primary, Stanford Schools  
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC  
Sixth Form: BHASVIC, Varndean College, Newman College  
Private: Brighton College, Lancing College, Brighton and Hove Schools for Girls, Windlesham Prep.

**Good to Know:**

This elegant home enjoys easy access to local green spaces, with the South Downs on your doorstep and both Withdean Park with its puppy park and Preston Park nearby, hosting an array of events during the Brighton Festival and throughout the summer months. For ramblers, golfers, cyclists and those with a love for nature, the Downs offer exceptional views, a plethora of foodie pubs and fantastic walks to explore.

The city centre shopping districts and beach are also within easy reach with several buses stopping on both Dyke Road and London Road, plus the A23 and A27 are fewer than 5-minutes by car with direct and fast access along the South Coast or to the airports and London. Preston Park Station is also within walking distance with direct trains into London Bridge and Victoria for the London commute.



Approximate Gross Internal Area (Excluding Garage) = 116.6 sq m / 1255.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.