



Withdean Road

Brighton, BN1

mishons

Nestled behind secure gates on the prestigious Withdean Road, this distinguished seven-bedroom Arts & Crafts home sits on a substantial plot in one of the city's most desirable locations. Spanning approximately 6,234 sq. ft., this beautiful, detached residence seamlessly blends classic period details with modern design elements.

The property features seven generously sized bedrooms, four bathrooms and five spacious reception rooms. A separate annex provides additional accommodation, which can be effortlessly integrated into the main house if desired. Additional highlights include a garden gym, a cellar with three storage zones, a spacious garage, and exquisitely landscaped terraced gardens. The home's exterior showcases period herringbone brickwork, while the interior is enriched with marble accents, rich wood flooring, and elegant wood panelling, all contributing to its timeless appeal. A charming brick porch leads into a welcoming reception area. To the left, the reception room, living room, and dining room enjoy views over the rear gardens. These interconnected spaces each have unique character, abundant natural light and ample proportions.

Positioned at the rear of the ground floor, the expansive kitchen/diner is thoughtfully designed for both practicality and style. This inviting space is illuminated by two impressive skylights, with a crisp colour scheme, creating a bright and airy atmosphere. Sleek white cabinetry, Corian countertops, and a spacious central island provide ample workspace, complete with a range of integrated appliances. A separate utility room connects seamlessly, and double doors lead from the kitchen into the reception area of the annex. A further reception room, ideal as a playroom or office is located on the western side of the home. There is also integral access to the triple garage from here.

The substantial annex, with its own entrance, offers a self-contained living space perfect for guests or multi-generational families. Spanning two floors, it includes three bedrooms (one with an en-suite), a living room, and an adjoining kitchen. While separate, it is fully connected to the main house, allowing for easy reintegration if required.

On the first floor, four main bedrooms are arranged along a wide, light-filled hallway that leads to a charming external terrace. The principal bedroom features an en-suite bathroom, while a contemporary family bathroom serves the other remaining rooms. Three additional bedrooms form part of the annex on this level, with the main bedroom having an ensuite bathroom and all offering picturesque garden views. A lower-ground cellar with three storage zones adds further functionality, providing valuable additional space.

The home's elevated position ensures the rear gardens offer a private and serene retreat. Accessible via the living room and kitchen, a large terrace extends the indoor space outdoors, creating the perfect setting for alfresco dining. Glass-panelled railings with chrome framing provide an elegant touch, while stairways at each end lead down to the expansive lawns. Mature trees and lush greenery provide a natural sense of seclusion, and at the far end of the garden, a fully equipped gym with external water features offers an ideal space for at-home fitness and relaxation.

Perfectly positioned in one of the city's most sought-after neighbourhoods, this exceptional home combines period charm with modern conveniences. Move-in ready yet offering potential for reconfiguration, it is an outstanding choice for families seeking space, privacy, and accessibility.

Preston Park mainline station is within walking distance, with Brighton station just a short drive away. Several parks, including Dyke Road Park, Hove Park, and Preston Park, offer ample green space, while the seafront remains easily accessible.

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 **OIRO**

£3,750,000



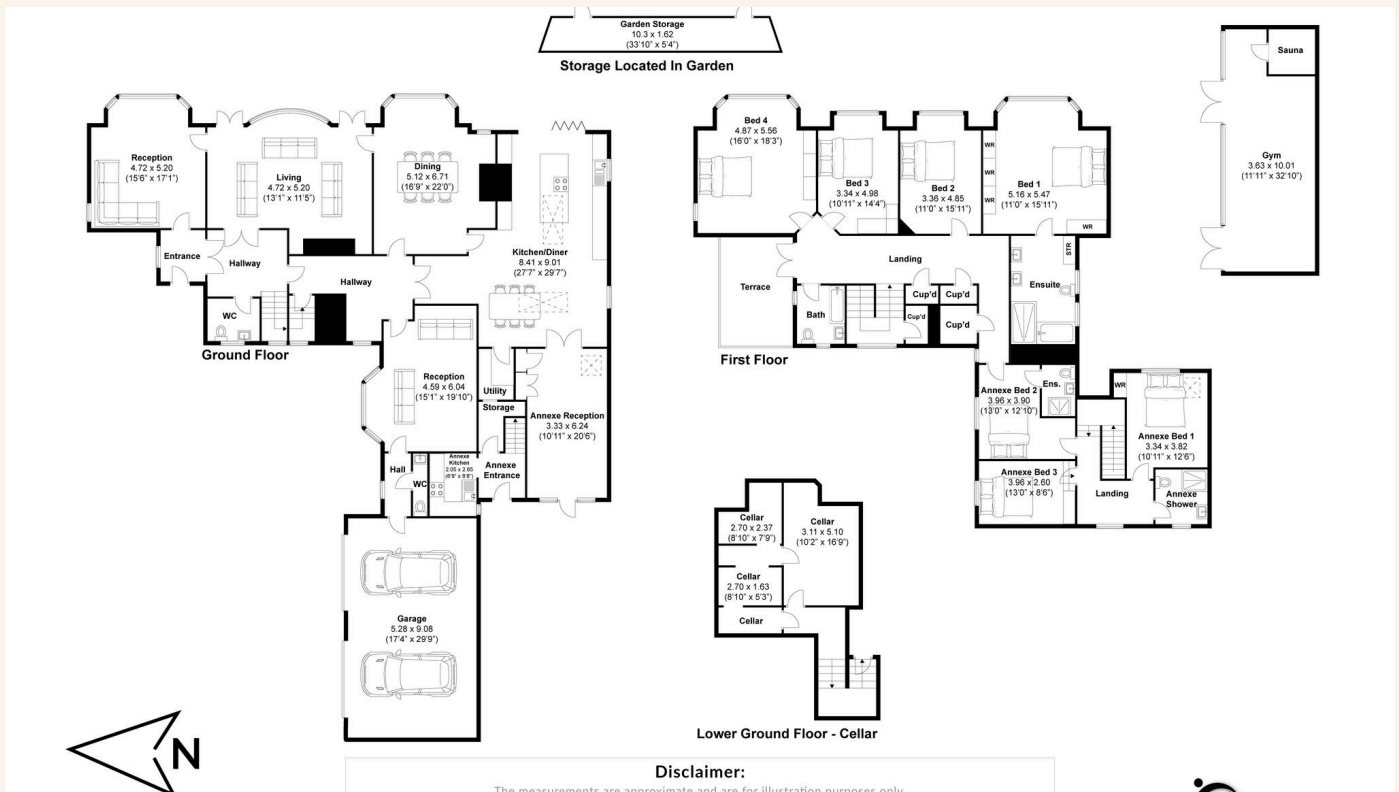




“this beautiful, detached residence seamlessly blends classic period details with modern design elements”...



TOTAL FLOOR AREA:
6234 sq. ft. (579 sq. m.) approx



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Whatever you're looking for...
We'll help you find it.

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