



Shirley Avenue, BN3

£1,000,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Shirley Avenue, BN3

5 Bedrooms | 3 Bathroom | 1 Reception Room
1942sq ft | South facing rear garden

Undoubtable the most prestigious borough of the city, Tongdean has held its status for many years. This elegant and immaculate five-bedroom detached house holds a prime position in the area, with a south facing rear garden and easy access to the open green spaces of Hove Park, just a moment away.

This is the ideal home for families as it has space in abundance and so much to enjoy nearby. From the upper bedrooms you can also enjoy sea views, across the city, below a stunning skyscape which is a joy to wake up to each day. To the rear, the garden invites wildlife and is filled with sunlight, while to the front

there is parking for up to three cars, with an additional car or motorbikes in the garage. It feels luxurious and homely from the moment you step foot through the door.

Wide and welcoming, the entrance hall is a lovely space to return home to each day. The eye is drawn first to the large living room to the right, accessed via glazed double doors, bringing plenty of natural light into the hall. Once two rooms, they have since been opened to create a stunning space with clearly defined areas for both relaxation and formal dining alongside the kitchen.



There is also space to dine within the summer room adjoining the kitchen which has a modern country feel with cream timber cabinetry, solid oak worktops and some integrated appliances, leaving space (and plumbing) for others. The dining area spills out to the garden, ideal for summer gatherings and barbecues, where the whole ground floor has a lovely sense of flow as the garden becomes an extension of the living space.

Set to lawn with a gracious tree at its centre and mature leafy borders, the garden is another blank canvas to be celebrated whether you are a family with children looking to play ball games or gardeners looking to plant an array of flowers and vegetables which will thrive in the all-day sunshine. It also offers enough space for the home to be extended if need be and with a southerly aspect the natural light is incredible.

If easy accessibility is a requirement for you and your family, this chalet bungalow is ideal as the hallways are wide, and there are two large double bedrooms on the ground floor, alongside a spacious single room or study; a tranquil space when working from home. Both double rooms have built-in wardrobes alongside ample space for freestanding bedroom furnishings, and with energy efficient double glazing, sleep will always come easily.

These rooms share use of the main bathroom which has a classic modern design with natural stone tiles on the walls around the bath which has a rainfall shower over it. There is a heated rail for towels and a wall mounted fixed mirror to bounce the light around.

Extended into the huge loft space with additional dormers on the north and southerly elevations, there are two further double en suite bedrooms on the first floor. They are incredibly generous and have tall vaulted ceilings which add to their character. The principal bedroom has the most sensational views over the city to the sea below open skies which change throughout the seasons and with the time of day. Up here, tucked away from the hubbub of family life, you gain ultimate relaxation.



OWNER'S THOUGHTS

"We fell in love with this house as soon as we saw it. It has a lovely energy to it, and it felt so light and spacious – as a family, we have never felt on top of each other, and it has been a great space for both family times and entertaining. It is so peaceful here and it's a wonderful neighbourhood for raising children as the schools are excellent and having the park on your doorstep is a blessing at any time of year. Transport links to the beach and the shops are excellent, as are the commuter links by road or train, so we only hope the next owners make as many happy memories and love it just as much as we have."

Education:

Primary: Westdene Primary, Bilingual School

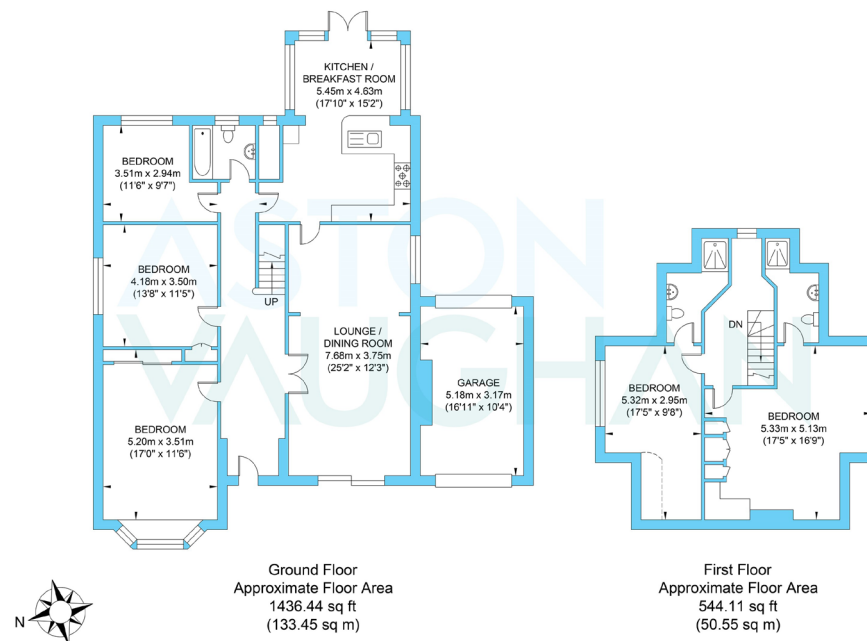
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Lancing College, Windlesham

Good to Know:

While this house sits in a tranquil setting, it is incredibly well-connected by road, train and bus to the centre of Brighton & Hove, where you'll find Georgian lanes, theatres and several shopping districts, each with their own unique character and style. The clean beaches of Hove are within walking distance where you can swim or picnic on the lawns, and the city centre shops are a short drive away. For commuters, both Hove and Preston Park Stations are an easy walk, and the A23/A27 are just a few minutes away by car. You are also within catchment for some of the city's best primary and secondary schools, making this a highly attractive and exciting prospect for families, professionals and commuters alike.

Shirley Avenue



Approximate Gross Internal Area = 184.0 sq m / 1980.56 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.