



West Drive, Brighton, BN2

Guide Price £1,850,000

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EXQUISITE

INTRODUCING

West Drive, BN2

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms
2297 Sq Ft | Large Rear Garden | Opposite Queen's Park

This charming four-bedroom semi-detached home, nestled on a sought-after tree-lined street in Queens Park, blends period elegance with modern functionality and offers exciting potential for future expansion (subject to consent). Showcasing beautiful stained-glass accents, high ceilings, polished wood floors, and decorative details, the home radiates character and warmth. Thoughtfully designed living spaces flow seamlessly, with large windows and French doors enhancing light and connection to the outdoors. A stylish kitchen, open dining areas, and an expansive west-facing garden make this home ideal for both relaxation and entertaining. Upstairs, the bedrooms are filled with natural light, complemented by contemporary bathrooms and generous storage throughout. The property is designed to accommodate modern lifestyles while maintaining its classic charm, offering a sophisticated setting within one of Queens Park's most desirable locations.





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This stunning four-bedroom semi-detached home, nestled on a tree-lined street in Queens Park, offers both timeless elegance and the potential for expansion. With room to extend into the loft (subject to necessary consents), this property provides a unique blend of historic charm and modern living amenities.

Upon arrival, the beautiful front door—accented with intricate stained-glass windows—makes an immediate impression. In the grand hallway, herringbone wood flooring stretches out underfoot, complemented by a graceful white staircase which not only adds a touch of sophistication but also holds valuable under-stair storage. A stylishly designed downstairs WC completes the entryway.





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To your right lies the first of two reception rooms where high ceilings create an open, airy feel, while original decorative cornicing and polished wooden floors add character. A striking marble feature fireplace anchors the room whilst the large bay sash window invites natural light and picturesque views of the front garden. Adjacent to this room is the second reception area, another spacious setting perfect for entertaining or unwinding. This room opens out through French doors to a paved garden patio, ideal for indoor-outdoor living.

The heart of the home lies in the expansive kitchen, where sleek white high-gloss cabinets contrast beautifully with dark countertops. This modern kitchen flows seamlessly into a designated dining area, which opens through a second set of French doors to a sunny terrace. Beyond the terrace, the west-facing lawned garden stretches approximately 100 feet, surrounded by walls and raised flower beds. The garden provides a serene setting for relaxation or gatherings, with ample room for children to play or adults to entertain.

Upstairs, the four bedrooms are thoughtfully arranged to maximise space and light. The main bedroom, a spacious double, boasts a grand bay window, filling the room with natural light. Next to it, bedroom four—a charming double—features direct access to a private balcony. Across the hall, a modern shower room with underfloor heating offers a touch of luxury. The second double bedroom, also generously sized, is decorated in neutral tones and provides lovely views over the garden.

The landing itself is a standout feature, illuminated by a stunning south-facing stained-glass window that casts a warm, colourful glow throughout the space. Nearby, an airing cupboard provides additional storage, while a stylish family bathroom serves the remaining bedrooms. Further along the hall is a utility room, and tucked towards the back of the home is bedroom three, overlooking the tranquil garden below.





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Access to the loft can be found on the landing, presenting an exciting opportunity for future expansion. With the necessary consents, this substantial loft space could be transformed into additional bedrooms or a multi-purpose living area, adding even more value to the property.

The meticulously maintained west-facing garden is a key highlight, extending out from a paved patio area perfect for entertaining. Spanning around 100 feet, the garden provides a private, peaceful retreat surrounded by lush walls and raised flower beds—a truly delightful space for any outdoor occasion. This home offers an exceptional blend of classic elegance and modern convenience, set within one of Queens Park's most desirable areas.



LOCATION GUIDE

Good to Know

Local shop 3 mins walk

St Luke's Ofsted outstanding 4 min walk

Brighton College 15 min walk, 4 by car

County Hospital 15-20 mins walk

Beach 10-15 mins walk

Station 20-25 mins walk, 7 by cab

Education

Primary: St Luke's, Queen's Park

Secondary: Varndean, Dorothy Stringer

Sixth Form: BHASVIC, Varndean, MET, BIM

Private: Brighton College Prep, Brighton College, Brighton

Location Guide

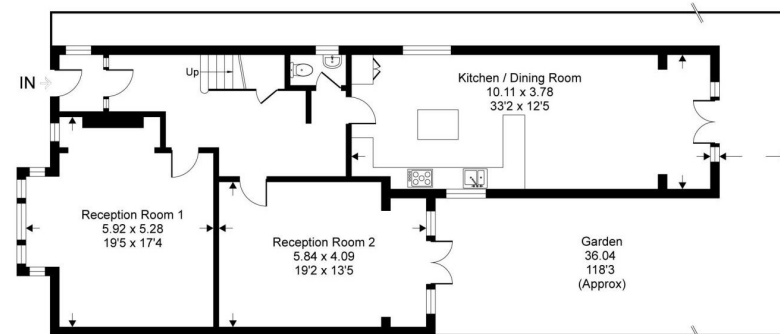
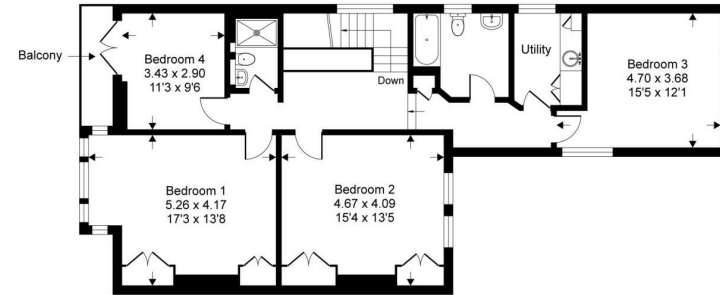
Queen's Park is known for its friendly atmosphere and community of dog walkers, joggers and families exploring the open green spaces, tennis courts, pond, playground and cafés as well as its surrounding organic shops, bistro pubs and beaches of neighbouring Kemptown. Within walking distance of a choice of good primary schools which includes outstanding St Luke's, it is ideal for professionals as Kemptown is on the doorstep and hosts the law courts, Amex and hospitals. The cultural heart of the city and Marina are easy to reach on foot, by bus or cab. For those who need to travel, the mainline station with its fast links to Gatwick and London is about 15 minutes by bus or a 20- 25 minute scenic stroll past the famous boutiques, bars and restaurants of North Laine.





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Approximate Gross Internal Area = 213 sq m / 2297 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.