



Highbank, Brighton, BN1

£775,000 - £795,000

**ASTON**  
**VAUGHAN**  
Sales and Lettings

INTRODUCING

# Highbank, BN1

5 Bedrooms | 3 Bathrooms | 2 Reception rooms  
1818 Sq Ft | South facing rear garden terraces

This spacious five-bedroom detached home in Westdene Valley is ideal for families, perfectly positioned between city and countryside. Fully renovated and extended, it offers generous rooms for both family living and entertaining. The tiered garden provides stunning views, including the sea on clear days. Excellent transport links, free street parking, and proximity to the A23/A27 make commuting easy. With potential for further modernization, this home offers light, space, and prime location.





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## Introduction:

Located in Withdean Valley near the South Downs, Westdene has become a popular spot for families seeking more space, greenery, and convenient access to schools and commuter links. This extended, spacious home has been cherished for 40 years, offering plenty of room for raising children and entertaining friends. With its warm, welcoming feel, it's move-in ready, yet offers opportunities for further modernization if desired. The house features a classic red-brick exterior with hung tiles, a neat front lawn, and a spacious entrance hall with high ceilings and a turning staircase, adding to the home's sense of light and space.

## Kitchen and conservatory:

The bright, spacious kitchen spans the rear of the house, offering stunning views over the landscape. It features honey-toned Shaker-style units, glossy black brick tiles, a range cooker, and an integrated dishwasher, with space for casual dining. The adjoining conservatory runs the length of the house, currently serving as a utility room with space for appliances and fridge freezers, but easily adaptable for summer dining, a workspace, or play area. Double doors lead out to the garden, making it a perfect spot for relaxation or entertaining.

## Living room, dining room and office:

The large, welcoming living room offers stunning views of the valley and rear garden, with a bay window overlooking the front. It has ample space for cozy family seating and connects through a wide arch to the formal dining room, which seats at least eight. Both rooms feature soft carpeting and light walls to suit any style. A dedicated home office provides an ideal work-from-home space, while a second entrance with a vestibule is perfect for hanging coats and organizing shoes, adding practicality to the home's warmth and charm.





### First floor bedrooms and family bathroom:

The first floor features five bedrooms, including a master suite. Three rear-facing rooms boast breathtaking, far-reaching views that improve with each level. The central bedroom accommodates a king-size bed, while bedrooms three, four, and five are ideal for children, home offices, or a gym. The family bathroom includes a luxurious corner bath and floor-to-ceiling tiles.

### Master bedroom en suite:

The master bedroom in the extension wing is spacious and bright, featuring fantastic, far-reaching views across the valley and the city. It provides ample room for a king-size bed and furniture, creating a comfortable retreat. The en suite bathroom is finished in a classic neutral white, offering a clean, fresh look with a reliable electric shower and plenty of space.

### The garden:

The first terrace spans the width of the house and is paved, providing an ideal space for outdoor dining. The current owners have a hot tub here, offering privacy. Stepping down, two additional garden areas with faux grass allow children to play comfortably. The low-maintenance space is perfect for busy lifestyles, with a shed that could serve as a vegetable patch. An upper-level cabin room, currently housing an aquarium, features electricity and double-glazed windows, making it a versatile space for various uses. Potted plants can be added to enhance the outdoor areas.

### Owner's secret

"After 40 years of raising our family here, it's hard to leave. We cherish our summers in the garden, enjoying views that never tire. Having the South Downs nearby is a true blessing, and quick bus access to the city center makes it convenient. The local primary school is fantastic, and we hope another family loves this home as much as we have."





## LOCATION GUIDE

### Good to Know

Shops: Local 2 min walk, city centre 15 min bus ride

Train Station: Preston Park Station 8 min cycle, 25 min walk

Seafront or Park: School fields opposite, Seafront 15 min drive

### Education

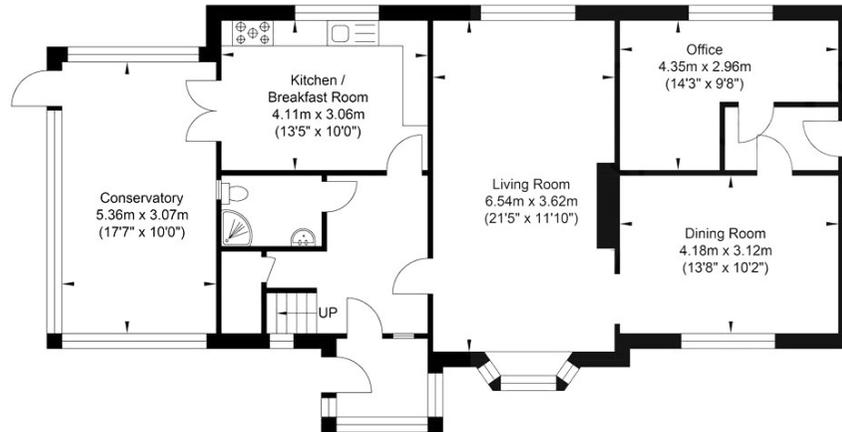
Primary: Westdene Primary, St Bernadette's RC

Secondary: Patcham High School, Cardinal Newman RC

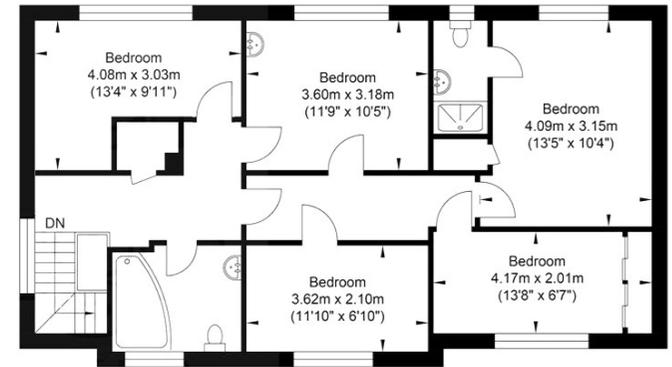
Private: Brighton College

Quietly situated, this well-designed home is brilliantly located in the popular Westdene area, with its great schools, parks and shops, so it should appeal to many. The vibrant City of Brighton & Hove and the seafront are within easy reach, plus Preston Park Station and the A23/A27 are easily accessible for those needing fast links to the Airports or London.

## Highbank, Westdene



Ground Floor  
Approximate Floor Area  
1046.46 sq ft  
(97.22 sq m)



First Floor  
Approximate Floor Area  
841.19 sq ft  
(78.15 sq m)



Approximate Gross Internal Area = 175.37 sq m / 1887.66 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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