

FREEHOLD



House - Semi-Detached (EPC Rating: )

**23 WEST DRIVE, BRIGHTON, BN2 0QU**

**£2,000,000**

**ASTON  
VAUGHAN**  
Sales and Lettings





# 5 Bedroom House - Semi-Detached located in Brighton

Opposite Queen's Park and within walking distance of St Luke's Primary, Brighton College, and Brighton Station (direct trains to Gatwick and London), this elegant 5-bedroom, 3-bathroom semi-detached house boasts glorious period features, a sunny garden, and flexible living spaces. Located in an exclusive area close to Brighton's beaches, cafés, yoga studios, and the Lido, it's ideal for professionals or families. Combining charm, versatility, and convenience, this property offers the best of Brighton living.

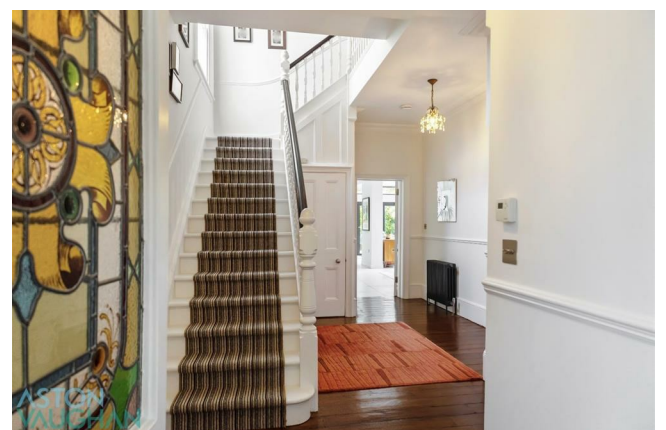
Ideal for entertaining, the gracious proportions of the reception provide an inviting space in which to share with company. A room to enjoy come rain or shine, sunlight streams through the broad bay by day whilst a flame effect fire in a stone surrounds ensures a warm welcome in the evenings. With leafy views and raised from the street this is a restful retreat where the high ceiling has original coving and guest friendly floorboards gleam underfoot. Behind you, central doors keep options open and lead into the family room where you can relax in complete seclusion with custom built storage already in place, and doors lead straight into the kitchen dining room, which can also be reached directly from the hallway.

At the back of the house the sun-lit kitchen dining room is all about bringing the outside in. Lined with windows, it's designed to share a glamorous lifestyle with friends and family, where 10.09 x 7.59m (33'1 x 24'5" x 24'5" x 10m) provide ample space for a big family table and sofa beneath a vast vaulted skylight, the kitchen of your dreams – and a wall of glass which folds away to the dining terrace and glorious garden. Tucked away in its own generous space behind a social central island (and there's a second breakfast bar beneath a picture window which frames the garden) the kitchen is designed to entertain with ample, streamlined storage, stone working surfaces and high spec appliances which include a bank of Bosch ovens and a gas hob beneath a hood. Convenient but unobtrusive, the utility room is big and bright with plumbing for machines and extra storage.

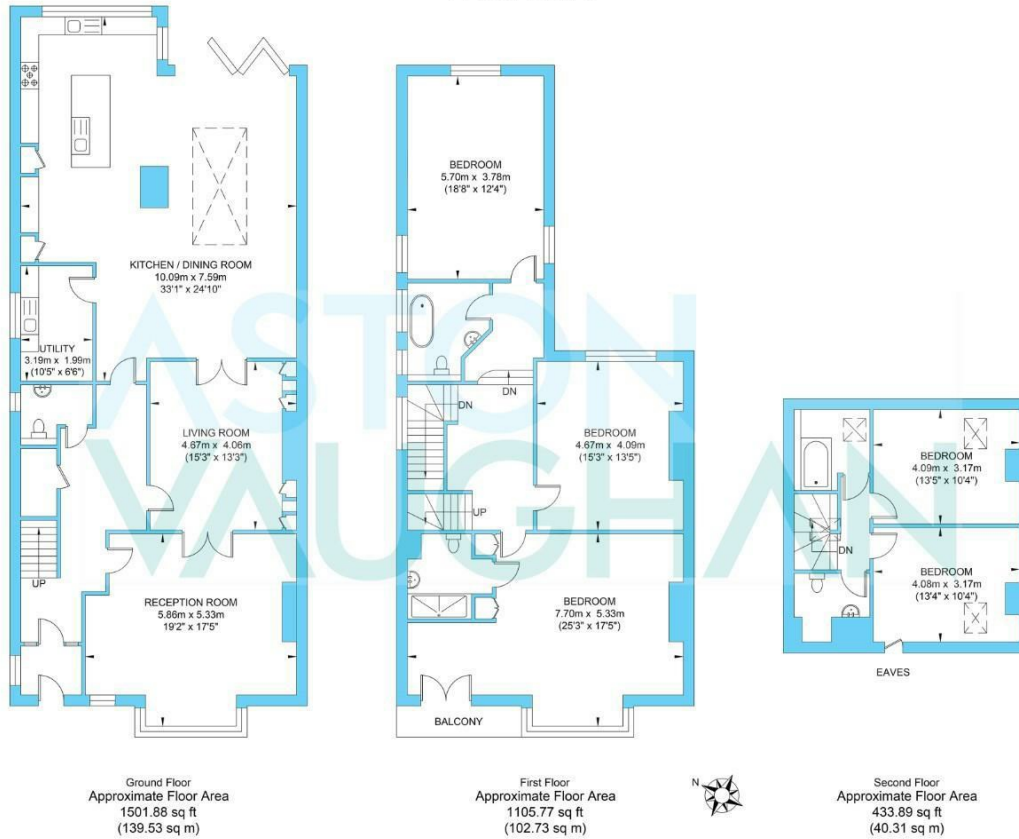
At the front, a spacious, tranquil garden reflects its leafy surroundings, offering a peaceful retreat just minutes from the city center. At the back, a private, child- and pet-secure garden features a lit dining

terrace, a secret walled garden with fruit trees, and a large lawn for play, all designed for year-round enjoyment and easy maintenance.

Inside, four light-filled family bedrooms include two with garden views, stylish bathrooms, and a serene principal suite with a balcony, generous wardrobes, and a luxury en-suite. This rare gem combines charm, space, and convenience near the city and sea.

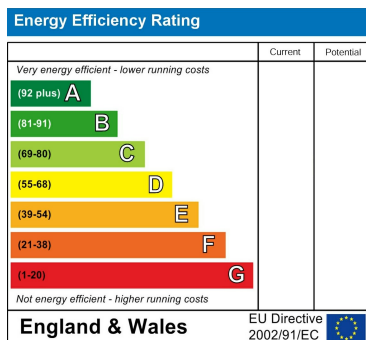


## West Drive



## Council Tax Band

## Energy Performance Graph



## Call us on

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