



Mallory Road, BN3

Offers in Excess of £4,000,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

Mallory Road, BN3

7 Bedrooms | 3-4 Reception Rooms | 3 Bathrooms
Swimming Pool | Garden | 4254.87 sq ft

- Beautiful Neo-Tudor detached house set in 1.5 acres of manicured grounds close to Hove Park and Dyke Road Avenue.
- Huge potential to rebuild & modernise OR create several newly built family homes.
- Current house boasts 6 bedrooms, 2 bathrooms, 4 large reception rooms spanning 4250 sq. ft. Offering a wealth of original period features but in need of modernisation and repair.
- Further bedrooms and bathroom within the annex above the double garage
- Potential to renovate, extend and reconfigure the main house.
- Large, landscaped garden with mature borders, outbuildings, a full-size tennis court and a heated swimming pool
- Sea and South Downs views from the upper floors
- Double garage with en suite guest accommodation alongside parking for several cars on the gated drive
- Excellent schools and transport links nearby
- Close to the South Downs National Park and the City of Brighton & Hove – offering town and country appeal.





Exterior:

Surrounded by mature trees and greenery, the land is not overlooked and being elevated slightly on the hill ensures a light and open outlook on all sides with coastal and Downland views from the upper floor and balcony. Approached from Mallory Road, a drive sweeps up to the front of the house, bathed in light from the southwest, where a large hardstanding awaits with parking for several cars and for two more in the double garage. It feels every inch the country abode with a Neo-Tudor façade bearing the classic beams, leaded light windows, tall chimneys and gables of the era.





Reception Rooms:

In a house of this calibre, there are several reception rooms offering space for formal gatherings, relaxation, dining and family time. The living room sits on the south westerly wing with a glorious bay window to bring in natural light and verdant views. The original parquet flooring has been retained in here, sanded and varnished back to its original glory, dressed in sumptuous furnishings for the whole family to cosy up on in front of the open fire.

Equally elegant is the drawing room which is currently used for formal dining and a music room with space for a grand piano and a generous table to seat eight or more. Once again, wood floors gleam and the fireplace is open to add warmth to wintery evenings.

Across the hall, a generous study offers versatility at almost 200 sq. ft. to become a TV sung, playroom, workspace or seventh bedroom should one be required on the ground floor.

Entrance Hall:

Stepping inside through the solid oak front door and vestibule, the entrance hall has an air of grandeur in its scale and incredible features, creating a homely space to welcome you in. Dark beams and original oak doors with leaded windows lead through to each of the elegant reception rooms while natural light pours in down the grand staircase rising to the first floor.





Kitchen & Breakfast Room:

Quite literally the heart of this home, the Paula Rosa kitchen offers another social space for families, cooking and gatherings, with an adjoining breakfast room for informal meals served daily. Solid wood cabinetry offers a wealth of storage solutions alongside a dresser and fully integrated appliances. There are two larders and a utility room adjoining, and the views from each room are a joy for bird watching as you stand at the sink.





Garage & Annex Suite:

Fully integrated with doors linking both the exterior spaces and the entrance hall to the double garage, it becomes a hugely versatile space for parking, storage or development. Stairs rise to the first-floor level where a bedroom and bathroom sit annexed from the house, making them ideal for guests, staff or an au pair. As with the rest of the house, there remains huge scope to reconfigure and add value with modernisations.

First-Floor Bedrooms & Bathrooms:

Stairs rise to a vast galleried landing to where six double bedrooms and two bathrooms reside. Above the main reception rooms sit the two largest bedrooms with deep bay and oriel windows looking out over the leafy landscape. Two balconies also sit facing west access from the landing to offer a peaceful retreat with far-reaching views over the city to the sea and the rolling hills of the South Downs – ideal for watching the sun set with a sundowner.

Each of the bedrooms is an elegant double room with built-in wardrobes and easy access to two bathrooms and a separate WC – ideal in any shared space. The main bathroom has been modernised more recently with marbled tiles and a shower over the bath, while the second shower room is fresh in white.





Development Opportunity:

Mallory House is a magnificent residence set on the largest remaining residential plot in Hove, offering a unique opportunity for development in one of the city's most prestigious suburbs. Peacefully tucked away behind mature borders along a gated drive, it is hard to believe it sits so close to the city, where excellent schools, transport links and both coast and countryside are within easy reach.

As it stands, it is a uniquely beautiful, substantial six-bedroom house offering a wealth of original period features to include parquet flooring, leaded windows and timber beams. The Paula Rosa kitchen is in immaculate condition sitting perfectly in this



Since the early 20th Century, this area has been characterised by luxury homes surrounded by the verdant countryside of the South Downs National Park giving it the best of both worlds with town and country nearby. It has retained its superior status with large, elegant homes set on sizable plots which, in recent years, owners and developers have seen the potential for modernisation and rebuilding.

The development potential for a house of this size, sitting on a plot spanning 1.5 acres is huge. From developing, modernising and rebuilding the current property, to building an additional house on the land, or completely redeveloping the plot to create several new homes – the possibilities are endless.



Vendors' Comments:

"This has been a wonderful, luxurious and homely space which our family has been enjoying for many years. Raising children here has been magical and the house has seen many happy times with large family gatherings, festivities and garden pool parties. It is going to be a huge wrench to leave, but we simply no longer need such a large house. There is so much potential for the land and the house, so we only hope more families can enjoy their time here for years to come."

Education:

Primary: Westdene Primary School, Stanford Infants and Junior Schools

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Lancing College, Brighton Girls School, Roedean

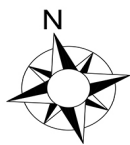
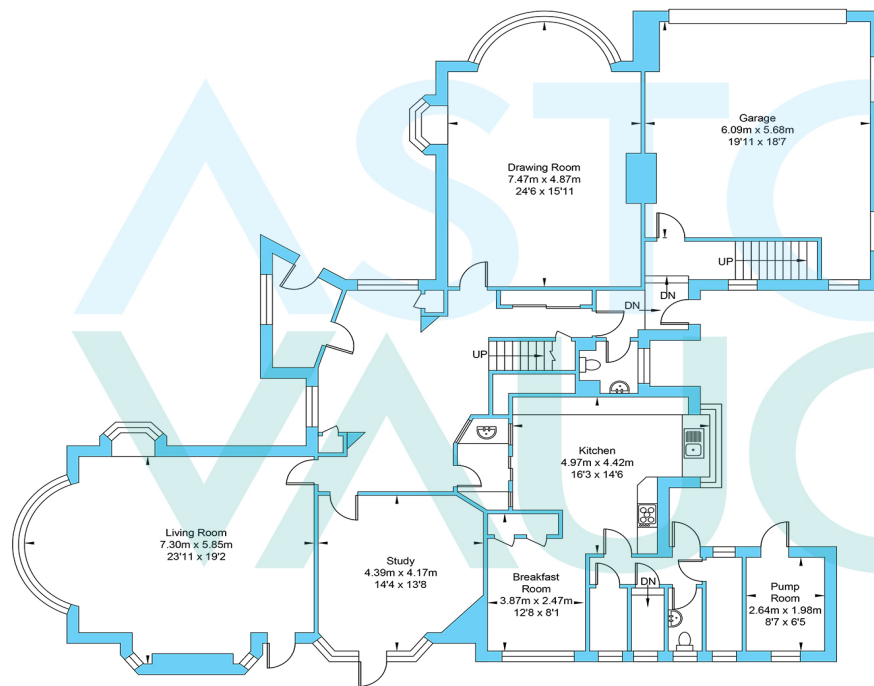
Good to Know:

The roads surrounding Hove Park have long been acknowledged as a prestigious area to live in the city; characterised by substantial homes, surrounded by mature trees and greenery. Much of it was built up during the 1930s and 40s when there was an emphasis on creating big bright homes with the family unit in mind – which is something this property is all about.

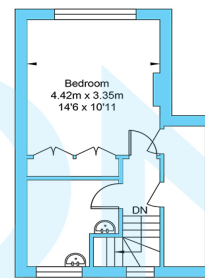
This elegant home enjoys easy access to the local green spaces of Hove Park and Rec, plus the South Downs are on your doorstep. The city centre shopping districts and beach are also within easy reach, and this home also offers easy access to the A23 and A27 which have direct and fast access along the South Coast and to the airports and London. There are several buses which stop nearby, taking you into the city and to the coast, or both. Preston Park Station and Hove Station are equidistant for the London commute.



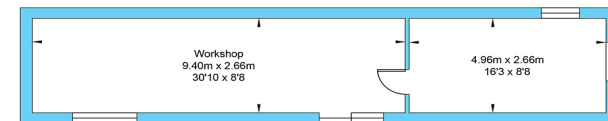




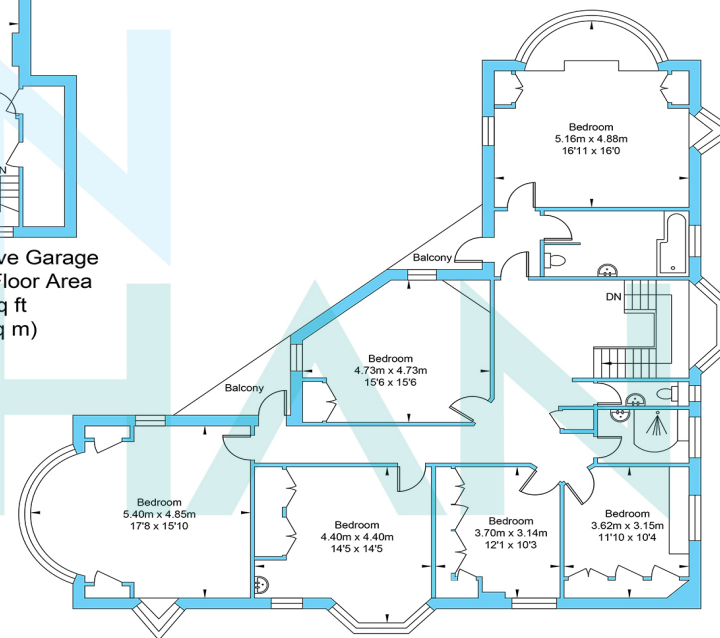
Ground Floor
Approximate Floor Area
2328.34 sq ft
(216.31 sq m)



First Floor Above Garage
Approximate Floor Area
300.0 sq ft
(27.87 sq m)



Outbuilding
Approximate Floor Area
413.97 sq ft
(38.46 sq m)



First Floor
Approximate Floor Area
1626.53 sq ft
(151.11 sq m)

Approximate Gross Internal Area (Including Garage & Excluding Outbuilding) = 395.29 sq m / 4254.87 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.