



Karibu, London Road BN1

£1,00,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

Karibu, London Road, BN1

4 Bedrooms | 1 Bathroom | 2 Living Rooms | 2499 Sq Ft |
Garage & Parking | Garden | Cellar |

Tucked away in one of the city's most prestigious enclaves, facing east looking out over the lush green vista of Withdean Park and Preston Valley; this substantial, four-bedroom Georgian family home is a hidden gem in the city. Surrounded by mature trees and border walls, it is hard to believe this home benefits from so many conveniences, enjoying excellent transport links nearby with the A23 to London just 5-minutes away and Preston Park Station just 10-minutes on foot.

Internally the house has been beautifully maintained by the owners who have a keen eye for interiors and a respect for the original heritage of the property, reflected in their choice of wallpapers and furnishing. It is a home which feels warm and welcoming, balancing family time and a vibrant social life perfectly, with space for dinner parties, garden soirees and family suppers

While the original part of the house conforms to conservation area and listed status regulations for external changes, the kitchen extension does not, which would allow for further extension into the garden. Internal changes are allowed throughout, however, so it would be possible to move the kitchen into one of the reception rooms as a large kitchen/dining room or an additional bathroom could be created in one of the top bedrooms. Likewise, the large cellar and detached garage are ripe for conversion to habitable spaces, creating a gym, cinema room or holiday let respectively – all worthy considerations which would add value to this prestigious home.

Exterior & Entrance Hall:

Originally built in 1800 it bears the incredible proportions, features and double fronted symmetry the Georgian era is known for. It is a handsome home with a knapped flint façade and tall, multi-pane sash windows framing leafy views on all sides. The side extension is a later addition, built in keeping with the historic aesthetic to include decorative brickwork and a slate tiled roof.

You would be forgiven for not knowing Karibu exists as it sits so neatly tucked away from the road behind a brick border wall and a variety of mature trees. Sweeping onto





Sitting Room:

Beautifully bright and airy with elegant proportions and a high beamed ceiling, the southerly reception room is ideally used as a sitting room for all seasons. Dual aspect sash windows face south and east filtering natural light in through the forsythia and beech trees which screen the house from neighbouring homes. There is ample space in here for generous soft furnishings for the whole family to cosy up on around the wood burning stove, set into a brick fireplace with slate hearth. Several period features have been retained to include the original window shutters, picture rails, dado rails and deep architraves which can be found throughout this impressive home.





ASTON
VAUGHAN

Second Reception/Formal Dining Room:

Mirroring the first reception room, the second living room feels homely with designer heritage wallpaper and decorative beams. The easterly window has retained its timber shutters bringing complete privacy to the space when needed. The location of this room invites it to be a formal dining room with space for a grand table and chairs, set alongside the open fire where the scent of wood smoke and crackling flames bring warmth and atmosphere to wintry evening meals. Alternatively, a room of this size could house an open plan kitchen and dining room, such is the versatile nature of this home.

The current owners use the space as a family room for winter, with sumptuous furnishings for relaxation, preferring to dine within the kitchen breakfast room.



Kitchen:

Created within the extension, the kitchen is contemporary compared to the rest of the home, providing another space for social occasions and informal dining around a peninsula island or at the kitchen table. The room opens to the garden which becomes a natural extension of the home during summer for spilling outside to the Italian stone patio for drinks and dining alfresco. Within Shaker cabinetry, there is ample storage for a family and the appliances, both freestanding and integrated will be included with the sale. The utility room and ground floor cloakroom/WC are adjoining, so there is scope to fully open the space to create a larger kitchen, or alternatively, it would be possible to extend to the rear without compromising on garden space, creating a larger, open plan family room and kitchen with bifold doors framing garden views – all food for thought.





Principal Bedroom:

High ceilings, period features and a neutral yet stylish palette continue on the first floor where the principal bedroom sits above the sitting room with dual aspect sashes, now with secondary, timber-framed double-glazed shutters for additional warmth and tranquillity at night. Upon waking, these allow for incredible views over Withdean Park from the bed, without a building or car in sight, making it hard to believe you are not deep in the countryside.

Darker, luxurious hues and finishes have been used in the interior design of this room to include a bespoke wall of wardrobes offering ample clothes and shoe storage for two. Even with a king size bed and freestanding furnishings, the floor space is not compromised.

Bedroom Two & Bathrooms:

Across the landing, passing another deep-silled sash window looking out across the leafy park, bedroom two is peacefully located with garden views and an en suite shower room. It is a lovely double room with airy proportions while the ensuite shower is modern with brick tiling in charcoal grey. This scheme is repeated in the main bathroom alongside the bedroom which has a shower over the bath and patterned floor tiles for a modern take on a traditional style.

Second Floor Bedrooms:

Bedrooms three and four sit twinned on the top floor with quaint casement windows and vaulted ceilings which give them a cottage feel. Pretty wallpapers echo nature outside and both rooms allow for double beds, twin beds or bunks adding to their versatility. Currently used as a bedroom and second reception room, the space is ideal as a guest suite or for a family member looking to live close by but with some independence. It would be possible to create a larger bathroom in bedroom three as it has the plumbing already in place, or a small kitchenette would also work here.





Vendors' Comments:

"We fell in love with this house the moment we looked around it in 2010. It was perfect for us as we live in a multi-generational family, so the space has been ideal, and we have never felt on top of one another. We have enjoyed many social gatherings and parties, spilling out to the garden during summer, making many happy memories, so it will be a wrench to leave. It is incredibly quiet – you really don't hear the road due to the tree coverage – yet the convenience for getting in and out of the city has been amazing – particularly when we were commuting to London on a daily basis. The views from our bedroom never tire – such a lovely sight to wake up to as the seasons change. We are relocating to Italy for a complete change of lifestyle, but we will miss our time here."



LOCATION GUIDE

Good to Know:

Brimming with history and abundant with character and charm, this Georgian home would have been the only house on the land for many years. Built in 1800 as a farmhouse, the owners would have found life quite exciting with the influx of visitors passing by to visit the bustling seaside town of Brighton – including the Prince Regent himself who was building the Royal Pavilion at the time. Not much has changed in over 200-years, with a continued rush of people moving down from the Big Smoke to find homes surrounded by fresh air, close to excellent schools, to live among a vibrant and welcoming community.

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 Brighton & Hove are just 15-minutes away (or 6-minutes on the train from Preston Park Station), where you can swim or picnic on the lawns. The South Downs National Park is equally close for hikers, dog walkers and pub lunches, while

Education:

Primary: Westdene Primary School, Patcham Infant & Junior, Bilingual School

Secondary: Patcham High, Cardinal Newman RC

Private: Brighton College, Lancing Prep, Brighton Girls School

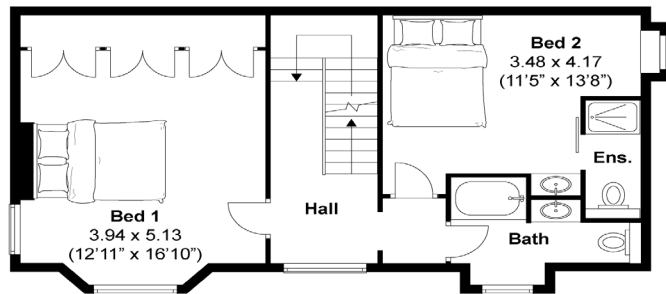
Additional Notes:

The driveway to the side of the house is shared by just five properties at the top, so it is not a busy thoroughfare. It must also be noted that the substation next door is a residential building with a forecourt currently used by a construction company for storing materials. Their contract has come to an end, so fencing will be erected between the properties and all materials will be removed with the forecourt restored for residents' use.

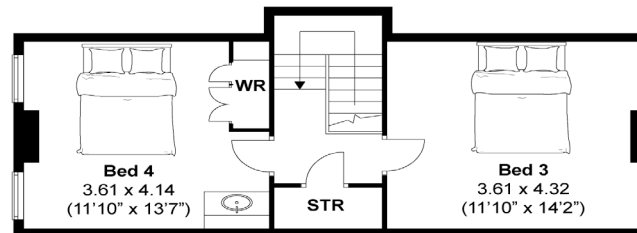


London Road, Patcham

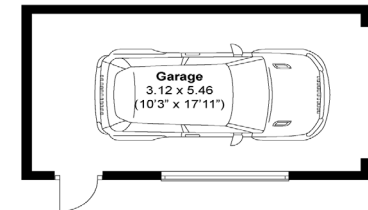
Approximately 232 sqm (2499 sqft)



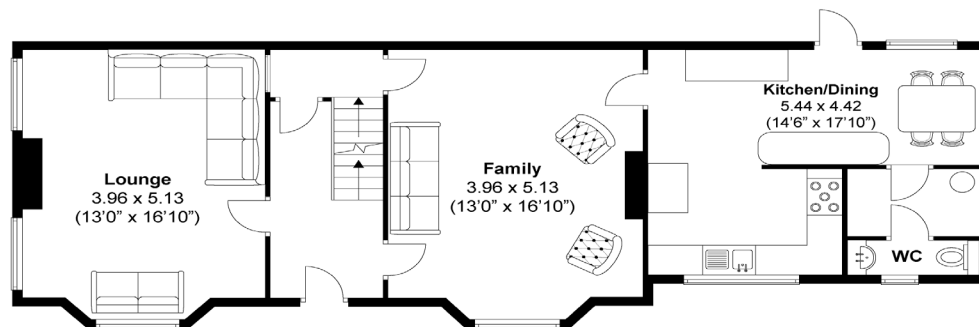
FIRST FLOOR



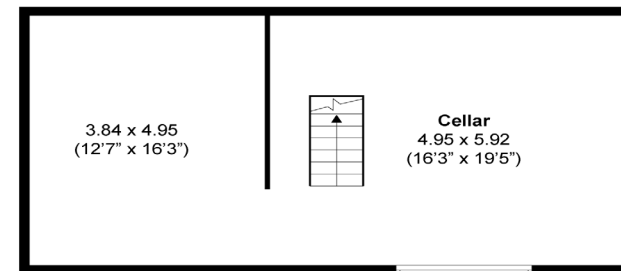
SECOND FLOOR



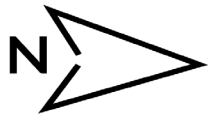
(NOT IN POSITION)



GROUND FLOOR



LOWER GROUND FLOOR



Disclaimer:

The measurements are approximate and are for illustration purposes only.
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
If you require further verification please discuss with the buyer/owner of the property.