

FREEHOLD



House - Detached (EPC Rating: B)

55 TONGDEAN AVENUE, HOVE, BN3 6TN

£4,400,000

**ASTON
VAUGHAN**
Sales and Lettings



6 Bedroom House - Detached located in Hove

Offering a new level of luxury, this spectacular high tech 6 bed, 6 bath house with a garage and gated off street parking has walls of glass to embrace the sunny, landscaped gardens and comes with a gym, a heated indoor pool with a steam room and changing room, a private cinema by the games room and a spacious home office. 24kw solar panels feed into the National Grid and no expense has been spared to create a fantasy home with a rare balance of glamorous rooms for entertaining and quiet, comfortable rooms for the family to enjoy. In one of the most exclusive areas of the city between the sea and the National Park, it is just 2 mins drive from the sports facilities, playground and café of Hove Park, there is easy access to good nursery, primary and secondary schools both state and private and both Hove and Preston Park Stations, with direct trains to Gatwick and London, are 5-6 mins by cab whilst Brighton city centre and its station is a 10 minute drive.

Introduction:

Raising the bar in the exclusive, luxury property market, this amazing home combines a meticulous commitment to 7* style with fuss-free practicality and sustainable management solutions which include solar panels, air source heat pumps for the pool and underfloor heat in many rooms. A full list of technical installations is available upon request. Tucked away on one of the most sought after roads even in this prestigious area of the city, set up and back from it within its own large grounds, this big house is almost invisible from the street. Remote controlled electronic gates open to a lit, approach with plentiful parking spaces both below the elevated house and by the entrance to the home office and the secure, integral garage.

The Entrance and Reception:

Inside has the easy flow only great contemporary design delivers with a vaulted porch opening to a stunning, dual height atrium where the far wall of glass frames the manicured grounds. There is underfloor heating beneath the gleaming porcelain and two large cupboards for coats, school bags and the luggage drop, and a chic, guest w.c. is also discreetly tucked away. Stretching elegantly from front to back of the original 1920's Arts & Crafts house, double doors sweep open to a hushed reception. Light and airy with a broad bay at one end and French doors to a sun terrace and the garden at the other, this inviting space enjoys a media wall with a digital fireplace.

The Living Dining Room with Kitchen and Family Room

Sun-lit with vaulted skylights and walls of glass opening to the grounds for an easy, open air lifestyle, the expansive living dining room and kitchen is at the heart of this property. Perfect for time together – but also for celebrations– the zoned spaces flow around the bespoke, high spec kitchen at its centre where guests can enjoy a traditional dining experience on one side in total privacy, or relax enjoying the garden in the living area on the other, which is also absolutely private. Underfloor heating makes all the space welcoming whatever the time of day – or time of year – and both the living area and dining room have air-con.

Design-led and safely away from the in/out flow behind a sociable, curving breakfast bar, the kitchen is wired for Sonos audio and bespoke units are topped by handsome granite surfaces. Good to go, high-spec appliances include a Rangemaster Toledo Multi-Fuel Range, a Neff micro combi oven and a dishwasher.

Out of sight, the streamlined utility room is well-planned with extra storage, practical surfaces, space for both a washing machine and a drier, each raised for ease of access, and it has air con.

Separate from but close to both the kitchen and the entrance hall, the comfortable family room on the sunny, southwest corner is of dual aspect. Big, bright and cheerful with ample storage for books and games, it is used as a sitting room for the children

The Home Office and Guest Suite:

With internal access and a Doorbird intercom from the gated parking area, the stylish, split level office has plenty of space to share and custom made fitted storage. Extra-height bi-fold doors welcome visitors from the front so they don't need to disturb the house, and there's a secret door to a chic Jack and Jill shower room and w.c. which links to the guest suite, should international clients need to stay over.

Private and quiet, the luxury guest suite has a living room which is wired for Sonos and which opens to a private courtyard. The discreet kitchenette has an integrated microwave, fridge and washing machine and next door, the beautiful double bedroom with air con also leads out to the courtyard.

1st Floor Double Bedrooms, 3 En-Suite, & Family Ba

Sophisticated design masks the subtle requirement for comfort on this spacious 1st floor, totally devoted to restful family bedrooms and luxury bathing. Excluding the ground floor guest suite, here the first of the double bedrooms is to the left of the galleried landing, ideal for an au pair as it is close to, but slightly separate from the children's rooms. Fitted storage includes ample wardrobes and a dressing table/study area and the en-suite, with Sonos, is large enough for a bath with a shower above it. Along the gallery, at the back with garden views, the second double bedroom on this floor is a peaceful nursery with wardrobes in place, and there's a contemporary bathroom at the end of the hallway which has both a bath with a shower and separate walk in shower.

With a walk in closet and an en-suite large enough for both a bath at one end and a wet room style shower at the other, the third bedroom is at the front – and a dream come true. At the far end of the landing, the fourth spacious bedroom on this level is a private retreat of dual aspect on the prime east corner where a Juliette balcony looks over the garden. Once used as the principal bedroom, the en-suite bathroom is a soothing refuge with Sonos.

The Principal Suite:

Sensor-lit stairs lead to the stunning principal suite which forms the entire second floor of this special home where you can just let go of the busy day in a quiet, leafy setting with a glimpse of the sea. Light, spacious and beautifully decorated, touches of luxury in the bedroom include electric curtains, ceiling

speakers and an alcove for a water cooler. En-suite, the spa inspired bathroom has a designer finish with a free-standing stone bath and matching twin hand basins, Sonos sound and a bath t.v., whilst recessed lighting at night is discreet. In the roofline, two Velux in the roofline ensure privacy and open and close at the touch of a button.

Across the landing, two large dressing rooms offer all the space and sophisticated storage you could dream of.

The Gym, Games Room, Cinema and Indoor Pool with S

Not overlooked, the large, airy gym has access to outside space, a vaulted roof-light, air con and non-slip rubber floor.

Off the heart of the home- the family kitchen/living/dining area- the games room has bi-folding doors to a paved dining terrace which has plumbing and electrics for an outside kitchen beneath a retractable electric canopy for a seamless, summertime al fresco lifestyle.

Inside has space for a pool table and sofas, and the integrated bar has a fridge and sink, an Elan/Reki lighting system delivers ambient lighting, air con is available and Sonos is installed.

To the left, double doors open to a private cinema with a 130" screen, 8k laser projector Dolby Atmos surround system and multi-level reclining leather seats, all of which could stay, subject to circumstance.

To the right, the pool has an Elan/Rako control system, Sonos audio and a stretched vinyl ceiling above the pool. The pool itself measures 11x 4.5m heated by eco-friendly air source pumps. There are twin waterfalls and a jet stream to swim against for infinite swimming. There is also a changing room with a shower and w.c., and a steam room.

The Rear Garden:

Dynamic landscaping has created a private paradise with different 'rooms' to enjoy and a holiday feel – and it is also planted for ease of maintenance so you have more time to have fun in this family and pet friendly space which has Rako controlled lighting. A central lawn is large and level with both the house and dining terraces, which is a feature hard to find in a city built on the rolling Downs, and has plenty of space for ball games. The spacious dining terrace has plumbing and electrics for an outdoor kitchen beneath a retractable canopy, so you can entertain outside whatever the weather, and also has a 4 speaker + sub audio system. For quiet moments, the zen area has a separate 4 speaker + sub audio system and a bio-ethanol fireplace.

Vendor's Comments:

"During summer the house folds open to the sunny garden whilst in winter, with underfloor heating, double glazing and energy management systems, the house is always warm and welcoming. The easy, level flow of the ground floor is perfect for a growing family as well as for entertaining, and there is plenty of space for everyone to have friends to stay. All six bedrooms are very quiet and spacious, and the top floor is our private retreat where we can relax, totally unseen. Although we treasure our privacy here both inside and outside, the neighbours are friendly and considerate, and the area is safe and peaceful. There is plenty to do locally if you're a couple with a busy lifestyle and if you have a family, the location has plenty of good schools and parks nearby. We enjoy the seafront at Hove with its beach bars and restaurants as well as the National Park, both easy to reach in minutes, and there is swift access into or out of the city by car or train."

Good to Know:

Local Shops 2 mins by car, city centre about 10
Hove Station 6 by car, Preston Park Station 6, Brighton Station 8-10
Hove Park 2 mins by car, beach 10
Council Tax Band H

Education:

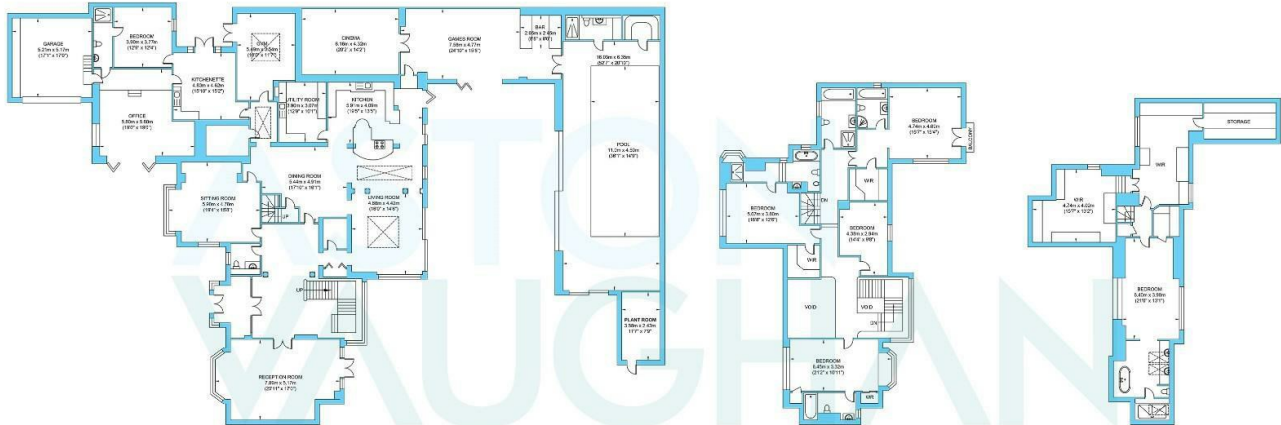
Primary: Westdene Primary, Cottesmore St Mary R.C, Bilingual
Secondary: Hove Park, Cardinal Newman
Sixth Form: BHASVIC, Cardinal Newman
Private: Windlesham Prep, Lancing Prep, Brighton College, Brighton Girls, Lewes Old Grammar

Location Guide:

This is a great area to be between the beach and the South Downs National Park- and also very prestigious. Quiet and safe with plenty of shops nearby, the sports facilities, friendly community, playground and café of Hove Park is a 2 minute drive but also within a 10-15 min walk, so it will be easy to meet people if you're new to the city. Withdean Stadium's gym and running track and a woodland Nature Reserve is also just 3 mins by car. Local schools are good or outstanding and there's easy access to some of the best private schools in the country including Lancing Prep and Brighton College - with school buses or bus routes allowing older children independence. Preston Park, Hove and Brighton Stations all have direct trains to Gatwick, London and beyond, and are easy to reach, and nearby Dyke Road Avenue (out of hearing) leads to the city centre and its beaches or to the roundabout for the A23/A27 and the South Downs National Park in minutes.



Tongdean Avenue



Ground Floor
Approximate Floor Area
6123.91 sq ft
(568.93 sq m)

First Floor
Approximate Floor Area
1882.71 sq ft
(174.91 sq m)

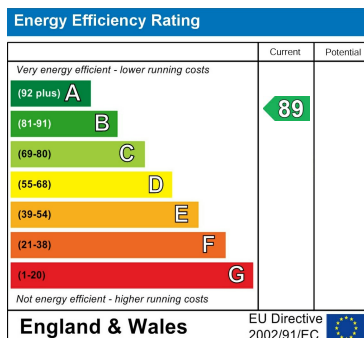
Second Floor
Approximate Floor Area
1164.22 sq ft
(108.16 sq m)

Approximate Gross Internal Area = 852.0 sq m / 9170.85 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

B

Energy Performance Graph



Call us on

01273 253000

info@astonvaughan.co.uk

www.astonvaughan.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.